

Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve the use of land in a residential zone (D.R.16) for business or industrial parking and it appearing that by reason of the following finding of facts that:

- The subject property is zoned both Business, Local (B.L.) and Density, Residential (D.R.16).
- A three-story office building is proposed to be constructed within the area zoned B.L., with ten parking spaces being proposed, totally or partially, in the D.R.16 Zone.
- The subject property is bounded on the west and south sides by property owned by Maryland Group Health, Inc., and used as medical offices, on the east by property owned by Baltimore County, Maryland, and used for firehouse No. 15, and on the north by Old North Point Road (State Route 20), all as shown on the site plan prepared by D.S. Thaler and Associates, Inc., dated March 6, 1980, revised July 7, 1980, and marked Petitioner's Exhibit 1.
- There were no protestants appearing in opposition to the Petition.
- To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of the Baltimore County Zoning Regulations, will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of said regulations.

and, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1980, that the use of the land in the Density, Residential (D.R.16) Zone for business or industrial parking, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the site plan filed herein and marked Petitioner's Exhibit 1, as such applies to the approval for parking in the D.R.16 Zone.
- Continued compliance with Section 409.4 of the aforementioned regulations.
- Medical offices shall be limited to the first floor of the proposed office building.
- A revised site plan shall be submitted, indicating the location of the dumpster, and approved by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of Baltimore County

1065-8-13
 RECEIVED JUL 22 1980
 BALTIMORE COUNTY PLANNING & ZONING
 DEPARTMENT

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 SW/S of Old North Point Rd., 500' : OF BALTIMORE COUNTY
 NW of Merritt Blvd., 12th District :
 LOUIS S. ELIAS, Petitioner : Case No. 81-8-5PH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1980, a copy of the foregoing Order was mailed to Frederick H. Stalfort, Esquire, 1219 N. Main Street, Hampstead, Maryland 21074, Attorney for Petitioner.

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

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

Frederick H. Stalfort, Esquire
1219 North Main Street
Hampstead, Maryland 21074

c/o D. S. Thaler & Assoc., Inc.
11 Warren Rd.
Baltimore, Md. 21208

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 1st day of May, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Louis S. Elias
Petitioner's Attorney: D. S. Thaler & Assoc., Inc. Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING

DATE: July 23, 1980
BY: *John W. Hession, III*
Deputy People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

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

o/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education

Zoning Administration
Industrial Development

Frederick H. Stalfort, Esquire
1219 North Main Street
Hampstead, Maryland 21074

RE: Item No. 200
Petitioner - Dr. Louis S. Elias
Special Hearing Petition

Dear Mr. Stalfort:

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

The subject property, partially zoned B. L. and D. R. 16, is located on the south side of Old North Point Road approximately 500 feet west of Merritt Boulevard in the 12th Election District. Adjacent properties are improved with a Baltimore County fire house to the southeast, and a medical office building to the northwest. The latter property has been the subject of a recent zoning hearing in which a Special Exception for a convalescent home was requested. At the time of this writing the decision on the matter had not been rendered.

Because of your client's proposal to construct a three story office building on this site and provide accessory parking area on part of the site that is zoned D. R. 16, this Special Hearing is required. If this petition is granted, the site plan must be revised to indicate that the proposed dumpster will be located in the commercially zoned portion of this site. In addition particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the required elevator for the proposed building.

Item No. 200
Special Hearing Petition
June 27, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

c/c: D. S. Thaler & Assoc., Inc.
11 Warren Rd.
Baltimore, Md. 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 9, 1980

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

Re: Item #200 (1979-1980)
Property Owner: Louis S. Elias
S/WS Old North Point Rd. 500' N/W Merritt Blvd.
Existing Zoning: DR 16 and B.L.
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone.
Acres: 0.12 District: 12th
Note: Adjoins Item No. 177, 1979-1980

Dear Mr. Hammond:

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

Highways:

North Point Road (Md. 20) 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.

The entrance location is also subject to the approval of the Baltimore County Department of Traffic Engineering.

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.

Item #200 (1979-1980)
Property Owner: Louis S. Elias
Page 2
May 9, 1980

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in North Point Road. A house connection was installed at Manhole 43638 for this property (House No. 1059 North Point Road), see Drawing #71-0737, File 1.

The Petitioner is responsible for the cost of capping and plugging the water and sanitary sewerage service connections, if not used to serve the proposed office building.

Very truly yours,
Edmund N. Diver, P.E.
EDMUND N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers, J. Wimbley, R. Powell

E-W Key Sheet
4 SE 21 Pos. Sheet
SE 1 F Topo
96 Tax Map

RECEIVED APR 2 1980
25-02
81-8-50H
800

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louis S. Elias legal owner of the property situated 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 the use of land in a residential zone for parking pursuant to Section 409.4 of the Baltimore County Zoning Regulations.

NAP	
RECEIVED	
DATE	
TIME	
BY	

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.

Dr. Louis S. Elias
Contract Purchaser
Address: 1103 Northpoint Boulevard, Suite 404
Baltimore, Maryland 21224
296-6655 / 740-9325
Protestant's Attorney
Address: 1213 N. Main Street, Hampstead, Maryland 21074
374-2515 / 334-7151

ORDER RECEIVED FOR FILING
DATE 4/15/80
BY [Signature]
By the Zoning Commissioner of Baltimore County, this 15th day of April, 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 the petition be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of April, 1980, at 10:30 A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

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

JOHN D. SEYFFERT
DIRECTOR

July 1, 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 #200, Zoning Advisory Committee Meeting, April 15, 1980, are as follows:

Property Owner: Louis S. Elias
Location: SW/S Old North Point Road 500' NW Merritt Blvd
Existing Zoning: D.R. 16 and B.L.
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone
Acres: 0.72
District: 12th
Note: Adjoins Item No. 177, 1979-80

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.

Compact screening should be provided along the entire west property line.
All free standing lights should be of the cut-off design type and not to exceed 16' feet in height.

The subject property is in a traffic deficient area, which at the present time is controlled by a "D" intersection.

Very truly yours,

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

SOPHIE E. COLLINS
DIRECTOR

May 7, 1980

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

Item No. 200 - ZAC - April 15, 1980
Property Owner: Louis S. Elias
Location: SW/C Old North Point Road 500' NW Merritt Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone.
Acres: 0.72
District: 12th
Note: Adjoins Item No. 177, 1979-80

Dear Mr. Hammond:

The proposed office building is expected to generate 150 trips per day as general offices and 380 trips per day with medical offices.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 12, 1980

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

Dear Mr. Hammond:

Comments on Item #200, Zoning Advisory Committee Meeting of April 15, 1980, are as follows:

Property Owner: Louis S. Elias
Location: SW/S Old North Point Rd. 500' NW Merritt Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone.
Acres: 0.72
District: 12th
Note: Adjoins Item No. 177, 1979-80

Metropolitan water and sewer are available.

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

Very truly yours,

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

IJs/fth

cc: Air Pollution Control

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

May 14, 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: Louis S. Elias

Location: SW/S Old North Point Road 500' NW Merritt Blvd.

Item No: 200 Zoning Agenda Meeting of April 15, 1980

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
604-3000

ED ZALESKIJR
DIRECTOR

April 14, 1980

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

Dear Mr. Hammond:

Comments on Item #200 Zoning Advisory Committee Meeting, April 15, 1980 are as follows:

Property Owner: Louis S. Elias
Location: SW/S Old North Point Road 500' NW Merritt Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

Acres: 0.72
District: 12th
NOTE: The items checked below are applicable to Adjoins Item No. 177, 1979-80

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - An elevator for the handicapped shall be required.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burman, Chief
Plans Review

CSB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 14, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 197, 198, 199, 200, 201, 202, 203
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Nick Petrovich, Assistant
Department of Planning

MNP/bp

PETITION FOR SPECIAL HEARING

12th District

ZONING: Petition for Special Hearing
LOCATION: Southwest side of Old North Point Road, 500 feet Northwest of Merritt Boulevard
DATE & TIME: Tuesday, July 8, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special 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 the use of land in a residential zone for parking pursuant to Section 409.4 of the Baltimore County Zoning Regulations

The Zoning Regulation to be excepted as follows:

Section 409.4 - Business or Industrial Parking in Residence Zones

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

Being the property of Louis S. Elias, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 8, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

D. S. THALER & ASSOCIATES, INC.

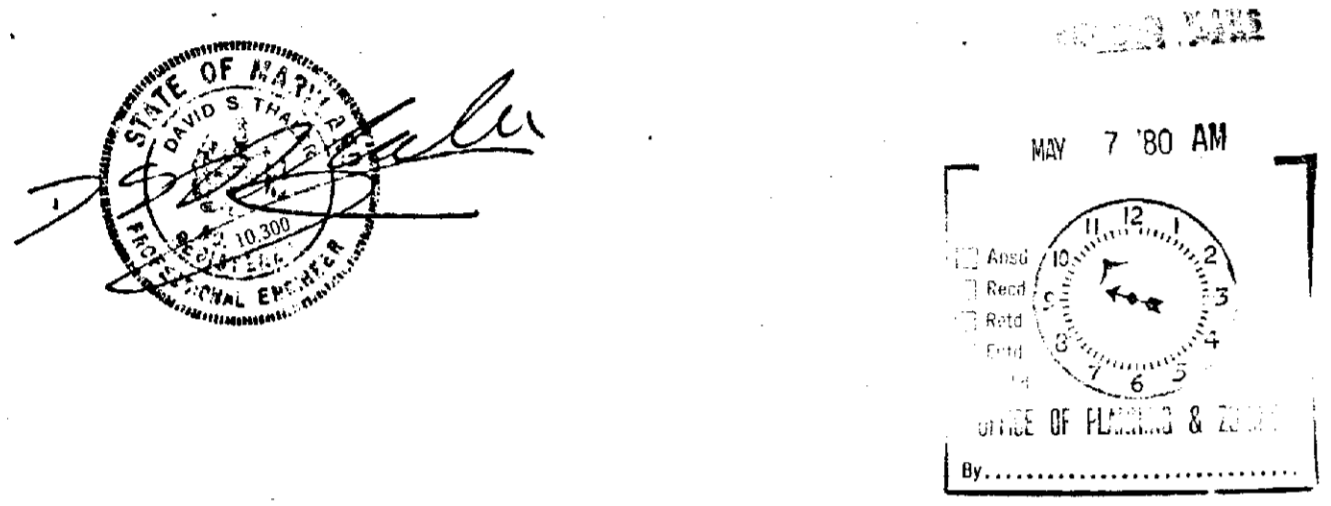
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100
March 20, 1980

DESCRIPTION OF PROPERTY ON SOUTHWEST SIDE OF OLD NORTH POINT ROAD, 500 FEET NORTHWEST OF MERRITT BOULEVARD, FOR SPECIAL HEARING FOR PARKING.

Beginning for the same at a point on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet, northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 56°24' West 129.87 feet, thence leaving said road and running South 42°03' West 252.60 feet, thence South 44°38' East 107.25 feet, thence North 46°27' East 278.73 feet to the place of beginning.

Containing 0.72 acres of land more or less.

Saving and excepting all that portion of the above described site presently zoned BL.



CIVIL ENGINEERS • SITE PLANNERS

D. S. THALER & ASSOCIATES, INC.

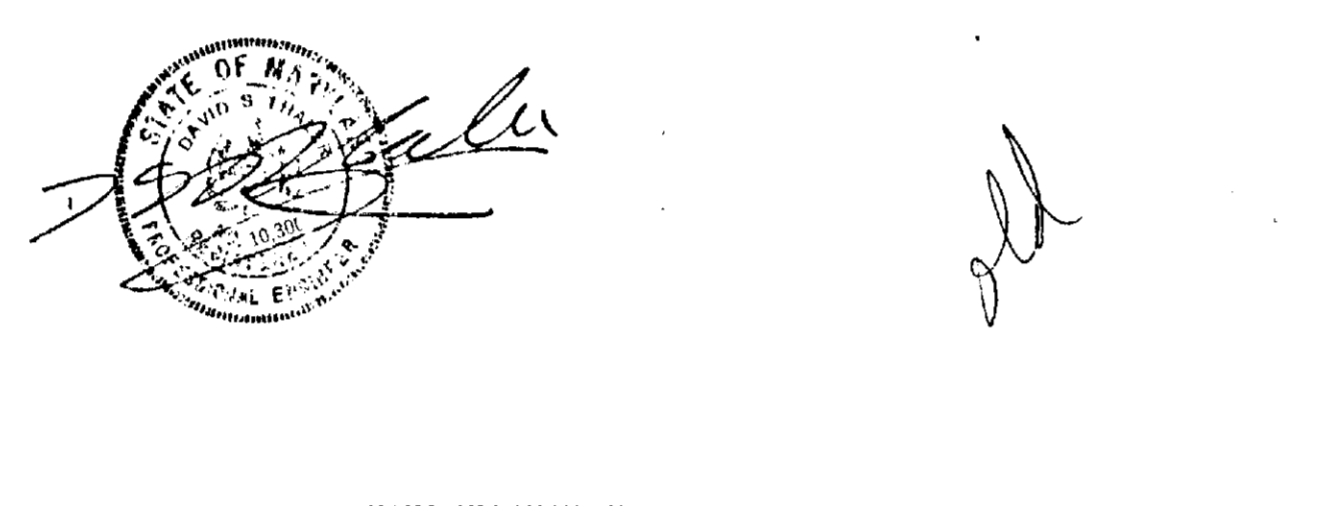
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100
March 20, 1980

DESCRIPTION OF PROPERTY ON SOUTHWEST SIDE OF OLD NORTH POINT ROAD, 500 FEET NORTHWEST OF MERRITT BOULEVARD, FOR SPECIAL HEARING FOR PARKING.

Beginning for the same at a point on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet, northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 56°24' West 129.87 feet, thence leaving said road and running South 42°03' West 252.60 feet, thence South 44°38' East 107.25 feet, thence North 46°27' East 278.73 feet to the place of beginning.

Containing 0.72 acres of land more or less.

Saving and excepting all that portion of the above described site presently zoned BL and comprising approximately 0.62 acres ± leaving 0.10 acres ± for special hearing for parking.



CIVIL ENGINEERS • SITE PLANNERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: July 1, 1980
John D. Seyffert, Director
Office of Planning and Zoning
FROM: _____
Petition No. 81-8-SPH
SUBJECT: _____

Petition for Special Hearing
Southwest side of Old North Point Road, 500 feet
Northwest of Merritt Boulevard
Petitioner - No. 81-8-SPH (Elias)

12th District

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

This office is not opposed to the granting of this petition. If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

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

JDS:JGH:vg

June 11, 1980

Frederick H. Stalfort, Esquire
1219 N. Main Street
Hampstead, Maryland 21074

NOTICE OF HEARING

RE: Petition for Special Hearing - SW/S Old North Point Road, 500' NW of Merritt Blvd. - Louis S. Elias - Case No. 80-271-SPH
81-8-SPH

TIME: 10:30 A.M.

DATE: Tuesday, July 8, 1980

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

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: D.S. Thaler & Assoc., Inc.
11 Warren Road
Baltimore, Maryland 21208
Attn: Mark Smith

D. S. THALER & ASSOCIATES, INC.

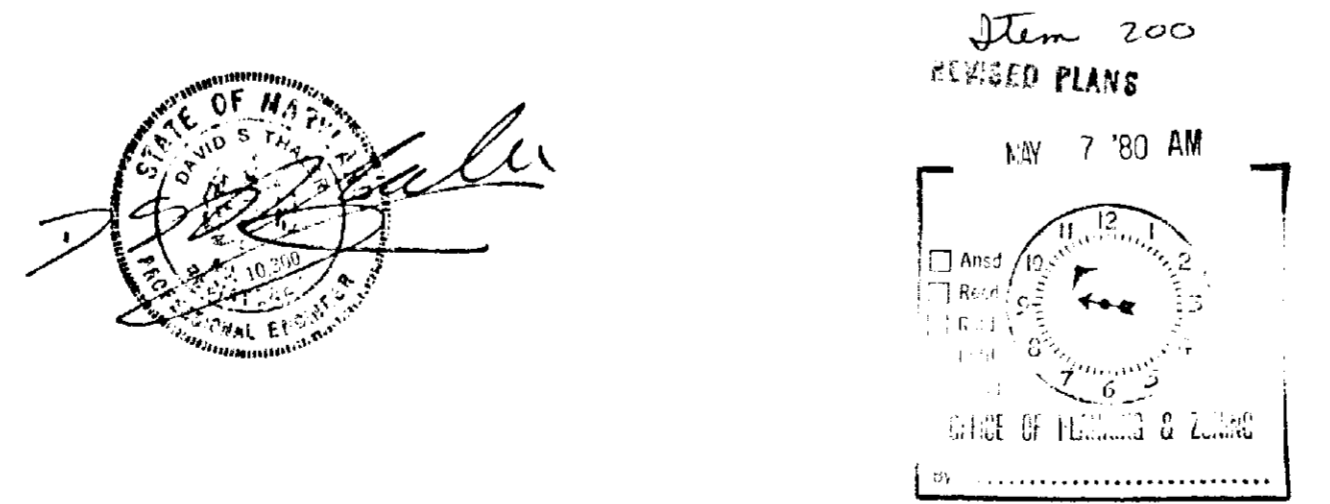
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100
March 20, 1980

DESCRIPTION OF PROPERTY ON SOUTHWEST SIDE OF OLD NORTH POINT ROAD, 500 FEET NORTHWEST OF MERRITT BOULEVARD, FOR SPECIAL HEARING FOR PARKING.

Beginning for the same at a point on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet, northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 56°24' West 129.87 feet, thence leaving said road and running South 42°03' West 252.60 feet, thence South 44°38' East 107.25 feet, thence North 46°27' East 278.73 feet to the place of beginning.

Containing 0.72 acres of land more or less.

Saving and excepting all that portion of the above described site presently zoned BL.



CIVIL ENGINEERS • SITE PLANNERS

July 24, 1980

Frederick H. Stalfort, Esquire
1219 North Main Street
Hampstead, Maryland 21074

RE: Petition for Special Hearing
SW/S of Old North Point Road, 500'
NW of Merritt Boulevard - 12th
Election District
Louis S. Elias - Petitioner
NO. 81-8-SPH (Item No. 200)

Dear Mr. Stalfort:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WEL</i>			Revised Plans:				Change in outline or description		Yes No	
Previous case: _____			Map # _____							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: 6/22/80
Posted for: *petition for special hearing*
Petitioner: *Louis S. Elias*
Location of property: *SW/S Old North Point Rd., 500' NW of Merritt Blvd.*
Location of Signs: *12th District*
Remarks: _____
Posted by: *William E. Hammond* Signature Date of return: 6/22/80
Number of Signs: _____

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1980

Frederick H. Stalfort, Esquire
1219 N. Main Street
Hampstead, Maryland 21074

RE: Petition for Special Hearing
SW/S Old N. Pt. Rd., 500' NW Merritt Blvd.
Louis S. Elias
Case No. 81-8-SPH

Dear Mr. Stalfort:

This is to advise you that \$25.00 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
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

PETITION FOR SPECIAL HEARING
12th DISTRICT
ZONING: Petition for Special Hearing
LOCATION: Southwest side of Old North Point Road, 500 feet Northwest of Merritt Boulevard
DATE & TIME: Tuesday, July 8, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Special 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 the use of land in a residential zone for the parking pursuant to Section 409.4 of the Baltimore County Zoning Regulations.
 The Zoning Regulation to be accepted as follows:
 Section 409.4 - Business or Industrial Parking in Residence Zones
 All that parcel of land in the Twelfth District of Baltimore County on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 68° 24' West 129.87 feet, thence leaving said road and running South 42° 03' West 232.60 feet, thence South 44° 38' East 107.25 feet, thence North 48° 27' East 278.73 feet to the place of beginning.
 Containing 0.72 acres of land more or less.
 Being the property of Louis S. Elias, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Tuesday, July 8, 1980 at 10:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order Of
WILLIAM E. HAMMOND,
 Zoning Commissioner
 of Baltimore County
 June 19, 1980

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 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 successive weeks before the 14 day of July, 1980, the first publication appearing on the 14th day of July, 1980.
 THE JEFFERSONIAN,
B. Frank Stricker
 Manager.
 Cost of Advertisement, \$ 25

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 3 day of Apr, 1980

Filing Fee \$ 25 Received: Check

Cash
Other

#900

William E. Hammond
 William E. Hammond, Zoning Commissioner

Petitioner Elias

Submitted by Mark Smith

Petitioner's Attorney Stalport

Reviewed by YMR

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

PETITION FOR SPECIAL HEARING
12th District

ZONING: Petition for Special Hearing
LOCATION: Southwest side of Old North Point Road, 500 feet Northwest of Merritt Boulevard
DATE & TIME: Tuesday, July 8, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Special 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 the use of land in a residential zone for parking pursuant to Section 409.4 of the Baltimore County Zoning Regulations.
 The Zoning Regulation to be accepted as follows:
 Section 409.4 - Business or Industrial Parking in Residence Zones
 All that parcel of land in the Twelfth District of Baltimore County on the southwest side of Old North Point Road, 40 feet wide, approximately 500 feet northwest of the west side of Merritt Boulevard, and running thence along said southwest side of Old North Point Road, North 68° 24' West 129.87 feet, thence leaving said road and running South 42° 03' West 232.60 feet, thence South 44° 38' East 107.25 feet, thence North 48° 27' East 278.73 feet to the place of beginning.
 Containing 0.72 acres of land more or less.
 Being the property of Louis S. Elias, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Tuesday, July 8, 1980 at 10:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order Of
WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 June 19, 1980

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 June 19, 1980

THIS IS TO CERTIFY, that the annexed advertisement of William L. Hammond, Zoning Commissioner, in matter of petition of Louis S. Elias was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of June, 1980; that is to say, the same was inserted in the issue of

June 19, 1980

Kimbel Publication, Inc.
 Publisher.

By Kimbel Publication, Inc.

Dundalk Eagle

38 N. Dundalk Avenue 288-6060
 Dundalk, Maryland 21222

Dundalk, Md. June 19, 1980

Baltimore County, Md.
 Office of General Services
 Suite 407, Courts Bldg.
 401 Liberty St.
 Towson, Md. 21284

ADVERTISING

Petition for special hearing,
 Louis S. Elias, SW/S Old North Pt. Rd.

ISSUE JUNE 19, 1980 - 87 lines - \$3.45

Certificate of publication attached
 Bill & cost pub sent to advertiser

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 088872
 DATE June 11, 1980 ACCOUNT 01-662
 AMOUNT \$25.00
 RECEIVED FROM: Frederick H. Stalport, Esquire
 FOR: Filing Fee for Case No. 81-8-SPH
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 089660
 DATE July 25, 1980 ACCOUNT 01-662
 AMOUNT \$58.20
 RECEIVED FROM: Thomas L. Hennessey, Esquire
 FOR: Adv. & Posting for Case No. 81-8-SPH
 VALIDATION OR SIGNATURE OF CASHIER



EXISTING ZONING DR 16 & DL
 PROPOSED ZONING DR 16 WITH SPL. EXC. FOR OFFICE BLDG.
 GROSS AREA .72 AC±

PARKING DATA
 NUMBER OF SPACES REQUIRED TOTAL 32
 NUMBER OF SPACES PROVIDED TOTAL 36

FIRST FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 14
 NUMBER OF SPACES PROVIDED 16

SECOND FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 9
 NUMBER OF SPACES PROVIDED 10

THIRD FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 9
 NUMBER OF SPACES PROVIDED 10

HANDICAPPED SPACE SHOWN : (H)

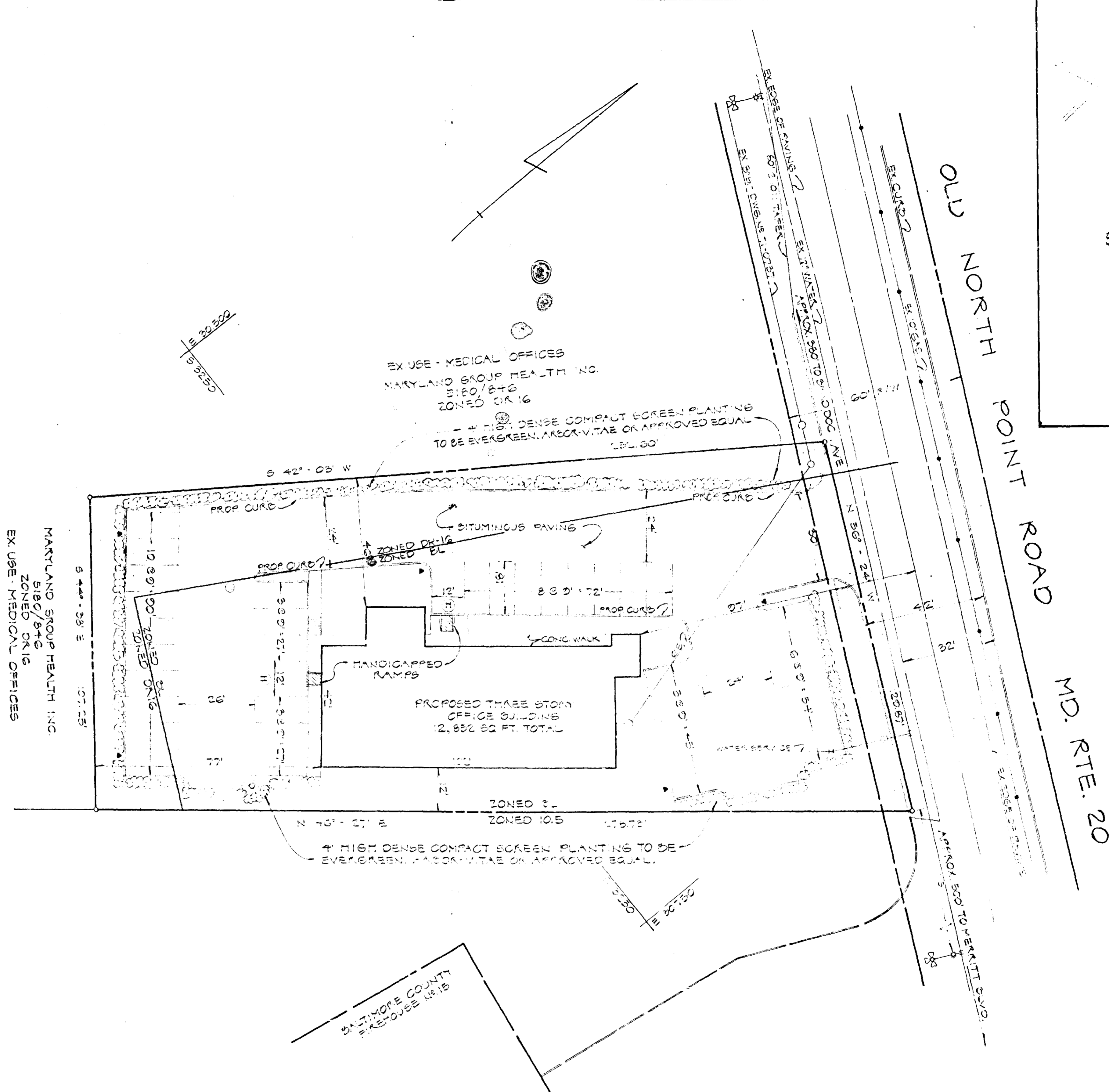
NOTE: PROPERTY OUTLINE PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. DATED FEBRUARY 14, 1979.

STREET LIGHTS SHOWN : ▲

AS TO THE PARKING IN THE RESIDENTIAL ZONE :

- THE LAND SO USED ADJOINING THE BUSINESS OR INDUSTRY INVOLVED.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE, IS REQUIRED.
- A PAVED SURFACE, PROPERLY DRAINED IS REQUIRED.

LIGHTING IS TO BE OF CUTOFF DESIGN AND NOT TO EXCEED 16'

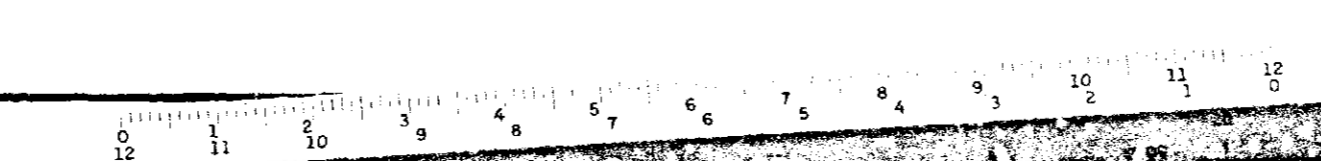


PETITIONER'S EXHIBIT /

ENGINEERS
D. S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21208
 410-41100

OWNER & DEVELOPER
 LOUIS ELIAS
 1305 BROOK MEADOW ROAD
 TOWSON, MD. 21204

PLAT TO ACCOMPANY SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE
OFFICE BUILDING
 127 ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 20' MARCH 6, 1980
 REVISED 4/30/80 - ZONING LINE
 REVISED 7-7-80 - MOVED DUMPSTER
 BY M.S. - ADDED SCREENING, WESTER LIGHTING NOTE



EXISTING ZONING DR 1G & OL
 PROPOSED ZONING DR 1G WITH SPL. EXC. FOR OFFICE BLDG.
 GROSS AREA .72 AC.

PARKING DATA
 NUMBER OF SPACES REQUIRED TOTAL 32
 NUMBER OF SPACES PROVIDED TOTAL 36

FIRST FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 300) 14
 NUMBER OF SPACES PROVIDED 16

SECOND FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 9
 NUMBER OF SPACES PROVIDED 10

THIRD FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 9
 NUMBER OF SPACES PROVIDED 10

HANDICAPPED SPACE SHOWN : (H)

NOTE: PROPERTY OUTLINE PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. DATED FEBRUARY 14, 1972.

STREET LIGHTS SHOWN : *

AS TO THE PARKING IN THE RESIDENTIAL ZONE :

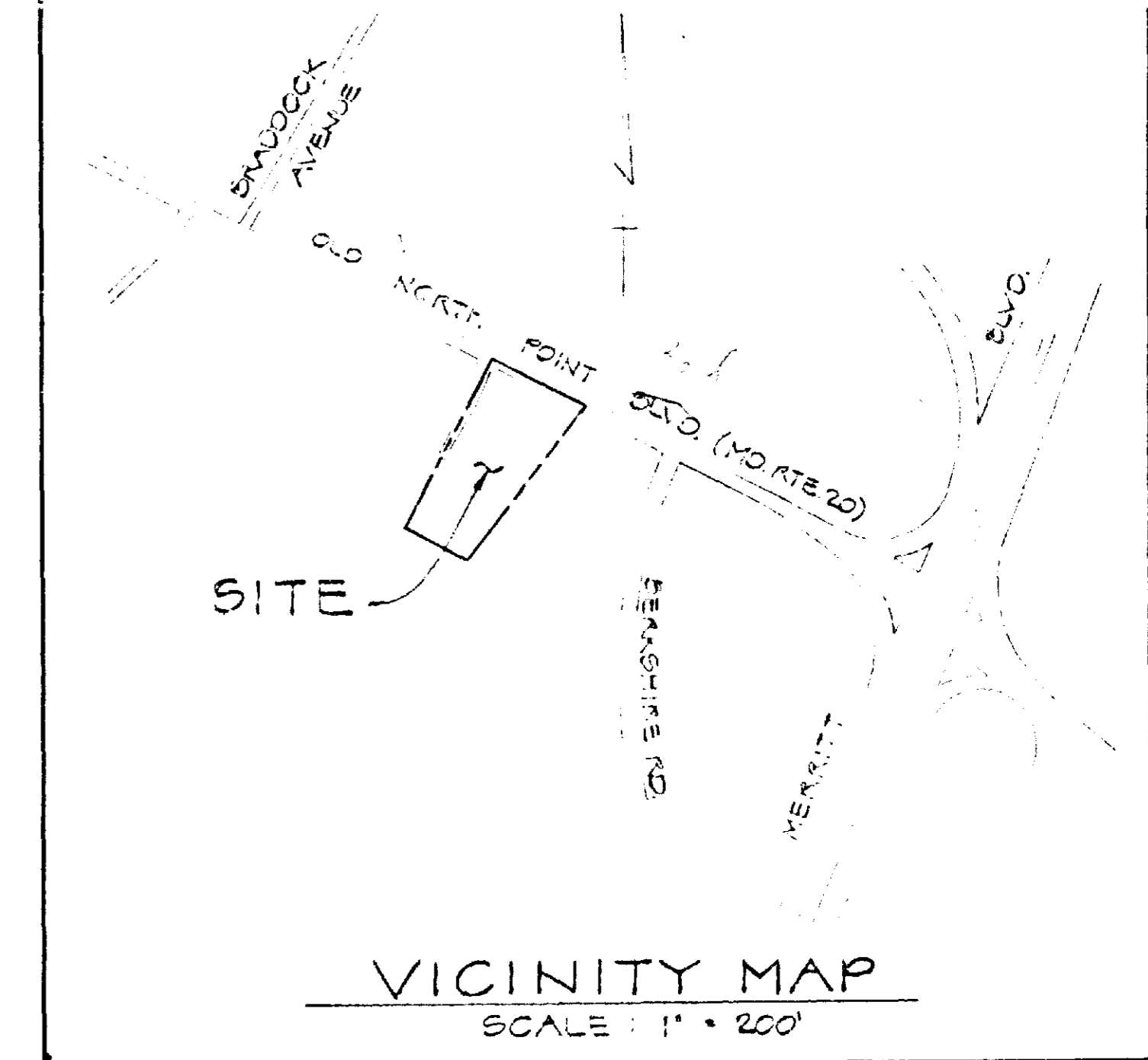
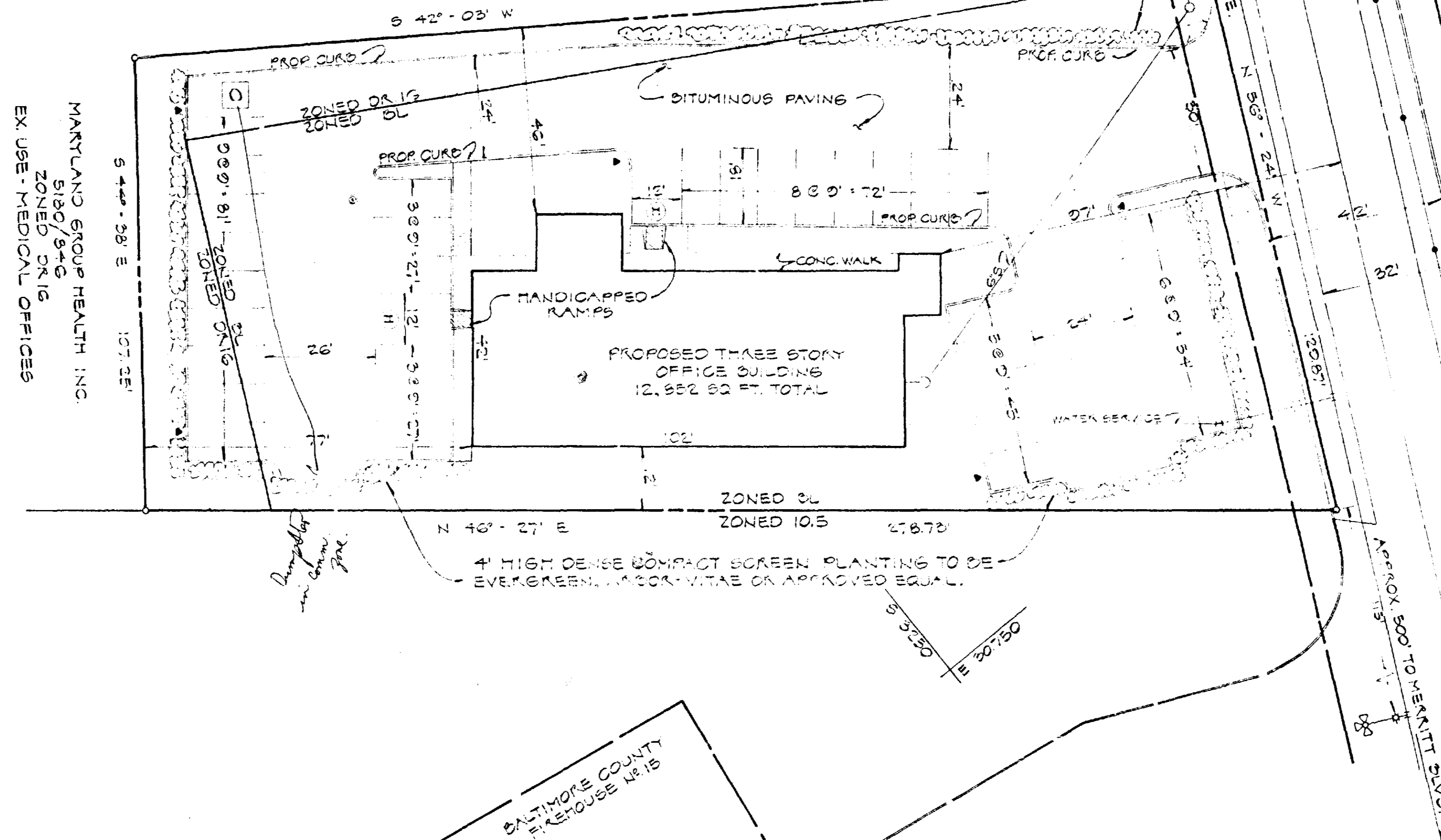
- THE LAND SO USED ADJOINS THE BUSINESS OR INDUSTRY INVOLVED.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE, IS REQUIRED.
- A PAVED SURFACE, PROPERLY DRAINED IS REQUIRED.

Station approved

MARYLAND GROUP HEALTH, INC.
 5180/546
 ZONED DR 1G
 EX. USE - MEDICAL OFFICES

EX. USE - MEDICAL OFFICES
 MARYLAND GROUP HEALTH, INC.
 5180/546
 ZONED DR 1G

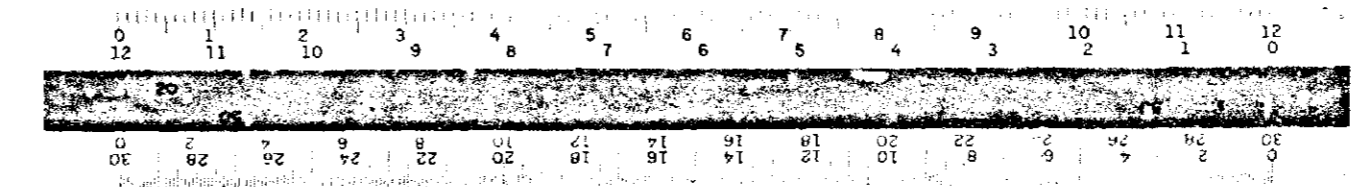
4' HIGH DENSE COMPACT SCREEN PLANTING TO BE EVERGREEN, LAZOR-VITAE OR APPROVED EQUAL.



ENGINEERS
D. S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21208
 484-4100

OWNER & DEVELOPER
 LOUIS ELIAS
 1305 BROOK MEADOW ROAD
 TOWSON, MD. 21204

PLAT TO ACCOMPANY SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE
OFFICE BUILDING
 10TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 20'
 MARCH 2, 1980



Red Plat

Thaler

EXISTING ZONING DR 16 & OL
 PROPOSED ZONING DR 16 WITH SPL. EXC. FOR OFFICE BLDGS.
 GROSS AREA 72,781

PARKING DATA
 NUMBER OF SPACES REQUIRED TOTAL 39
 NUMBER OF SPACES PROVIDED TOTAL 36

FIRST FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 300) 14.28
 NUMBER OF SPACES PROVIDED 16

SECOND FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 8.57
 NUMBER OF SPACES PROVIDED 10

THIRD FLOOR
 USE OFFICES
 TOTAL AREA 4,284 SQ. FT.
 NUMBER OF SPACES REQUIRED (4,284 ÷ 500) 8.57
 NUMBER OF SPACES PROVIDED 10

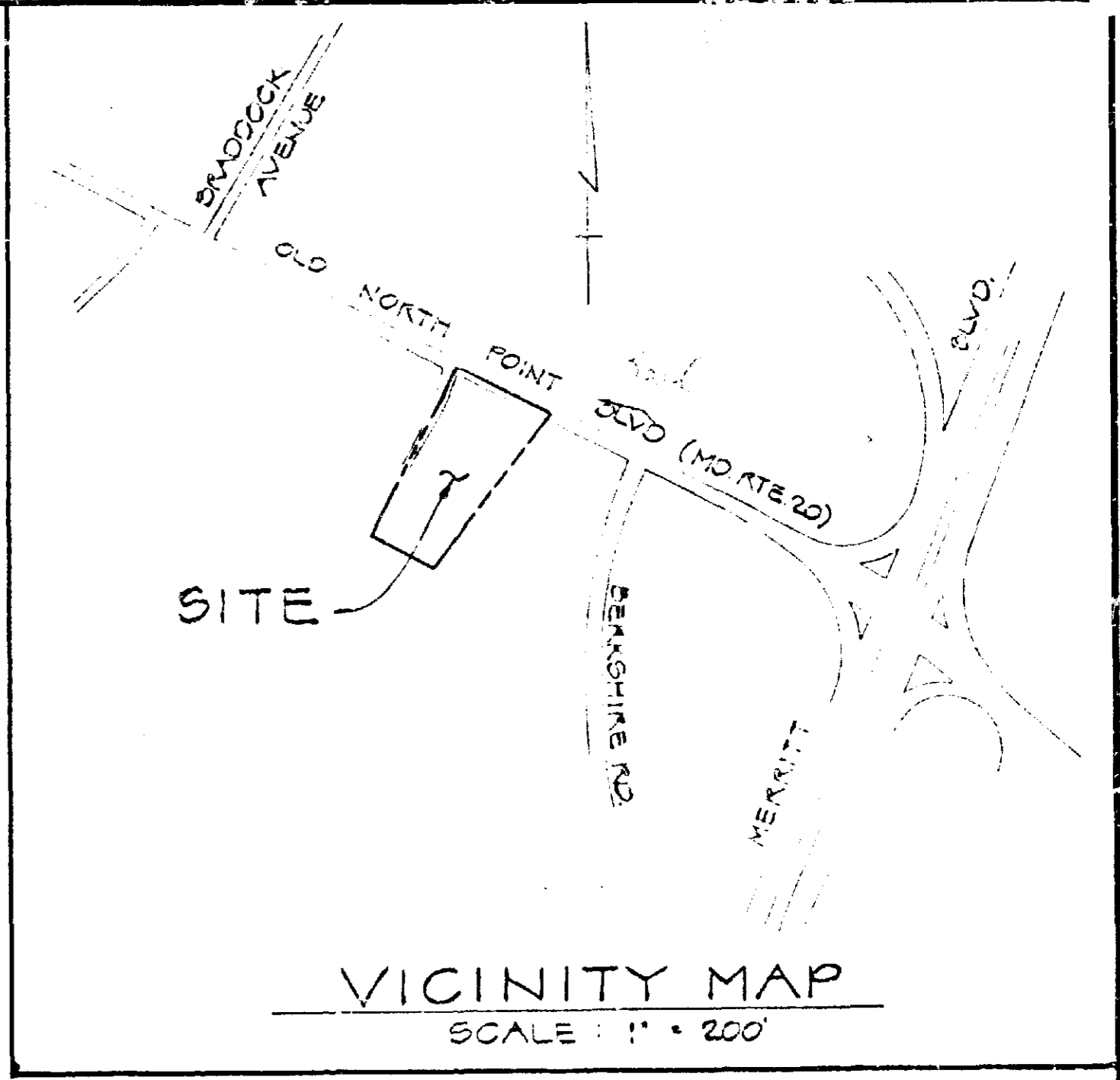
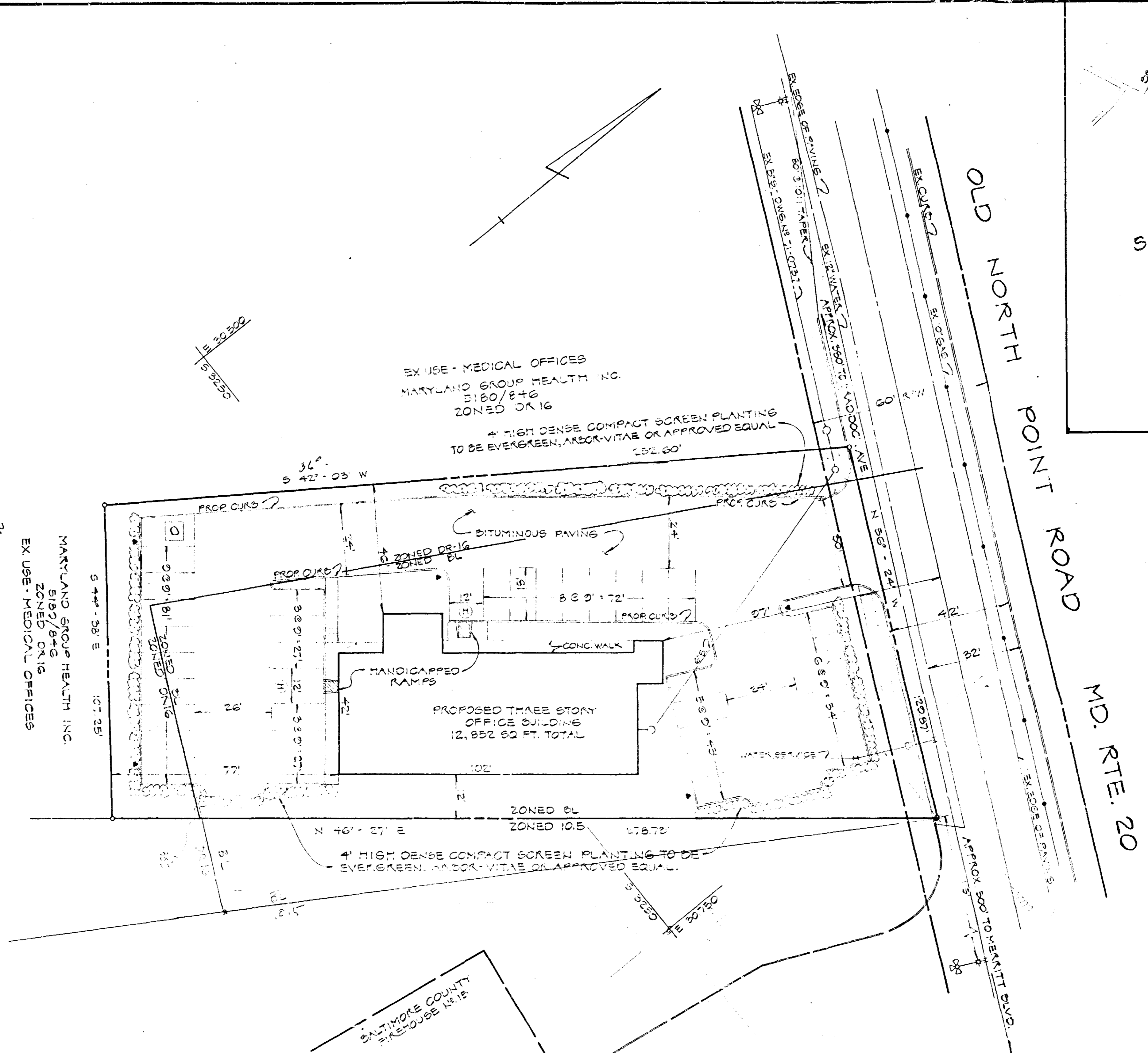
HANDICAPPED SPACE SHOWN : (H)

NOTE: PROPERTY OUTLINE PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. DATED FEBRUARY 14, 1979.

STREET LIGHTS SHOWN : *

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 - SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE, IS REQUIRED.
 - A PAVED SURFACE, PROPERLY DRAINED IS REQUIRED.

*to be done by applicant
 recheck dimensions in common
 zone of property*



ENGINEERS
D. S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21208
 484-4100

OWNER & DEVELOPER
 LOUIS ELIAS
 1805 BRACK MEADOW ROAD
 TOWSON, MD. 21204

PLAT TO ACCOMPANY SPECIAL HEARING
 FOR PARKING IN A RESIDENTIAL ZONE
OFFICE BUILDING
 12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 20'
 REVISED 4/30/80 - ZONING LINE
 MARCH 6, 1980

