

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl A. Durkee, Sidney S. Sherr, Robert Horn and Albert J. Craemer legal owner S 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:~~

|          |         |
|----------|---------|
| MAP:     | 1D      |
| FILE NO: | NW 15-5 |
| DATE:    | 3/24/80 |
| TYPE:    | SE      |
| BY:      | MP      |
| FINAL:   |         |

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

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.

Robert J. Craemer  
Carl A. Durkee (Legal Owners)

Sidney S. Sherr  
Robert Horn (Legal Owners)

Address for all:

7 Church Lane  
Pikesville, Maryland 21208

CARL A. DURKEE

Petitioner's Attorney

7 Church Lane  
Pikesville, Maryland 21208

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 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 19th day of August, 1980, at 9:45 o'clock A. M.

[Signature]  
Zoning Commissioner of Baltimore County.

(over)

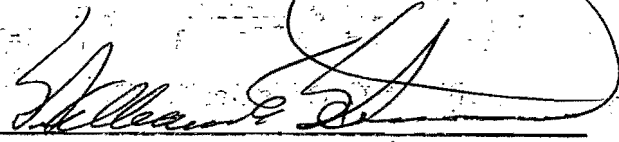
ORDER RECEIVED FOR FILING

DATE August 27, 1980

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27<sup>th</sup> day of August, 1980, that the herein Petition for Special Exception for offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., as revised August 19, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any exterior improvements shall be compatible with the residential character of the neighborhood.
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. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
4. The special exception shall be utilized within three years or become null and void.

  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

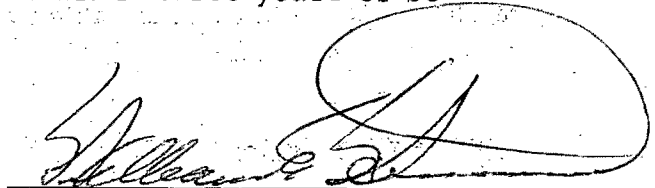
DATE August 27, 1980

BY Robert P. Lawrence  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27<sup>th</sup> day of August, 1980, that the herein Petition for Special Exception for offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., as revised August 19, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any exterior improvements shall be compatible with the residential character of the neighborhood.
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. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
4. The special exception shall be utilized within three years or become null and void.

  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 27, 1980

BY William E. Stephens  
ADMINISTRATIVE ASSISTANT

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

81-36-XA  
184

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert Horn, Sidney S. Sherr, Albert J. Craemer, Carl A. Durkee  
I, or we, \_\_\_\_\_ 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 Variance from Section 1 B 0 2.2 B (V. B, II) to permit a  
sideyard setback of 12' in lieu of the required 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the  
following reasons: (indicate hardship or practical difficulty)

This property is nearly useless unless it can be used for  
offices, and to do this, we require a variance.

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.

*Robert Horn*  
Robert Horn  
*Sidney S. Sherr*  
Sidney S. Sherr ~~Contract purchaser~~  
Legal Owners  
Address \_\_\_\_\_  
*Carl A. Durkee*  
Carl A. Durkee, Petitioner's Attorney  
7 Church Lane  
Address Pikesville, Maryland 21208

*Albert J. Craemer*  
Albert J. Craemer  
*Carl A. Durkee*  
Carl A. Durkee Legal Owners  
Address for all  
7 Church Lane  
Pikesville, Maryland 21208

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of July, 1978 that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out 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 19th day of August, 1978 at 9:45 o'clock  
A. M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

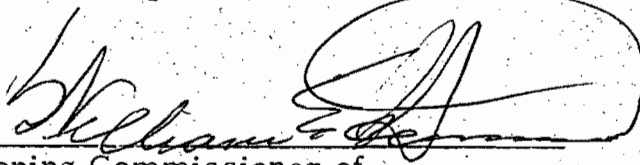
8/19/80  
9:45 A.M.

ORDER RECEIVED FOR FILING

DATE August 2, 1980

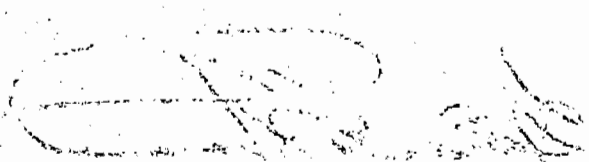
Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27<sup>th</sup> day of August, 1980, that the herein Petition for Variance(s) to permit a side yard setback of twelve feet in lieu of the required twenty-five feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the Special Exception Order.

  
Zoning Commissioner of  
Baltimore County

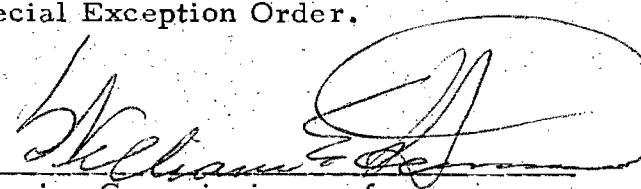
ORDER RECEIVED FOR FILING

DATE August 27, 1980  
BY Stella P. Laxey  
ADMINISTRATIVE ASSISTANT



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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27<sup>th</sup> day of August, 1980, that the herein Petition for Variance(s) to permit a side yard setback of twelve feet in lieu of the required twenty-five feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the Special Exception Order.

  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 27, 1980

BY Stella P. Lacey  
ADMINISTRATIVE ASSISTANT



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 27, 1980

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

RE: Petitions for Special Exception and  
Variance  
SW/S of Reisterstown Road, 145' SE  
of Berrymans Lane - 4th Election  
Carl A. Durkee, et al - Petitioners  
NO. 81-36-XA (Item No. 184)

Dear Mr. Durkee:

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

Very truly yours,

A handwritten signature of William E. Hammond, written in dark ink. The signature is stylized and cursive, with a large, sweeping loop at the end. It is positioned above the printed name and title.

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

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

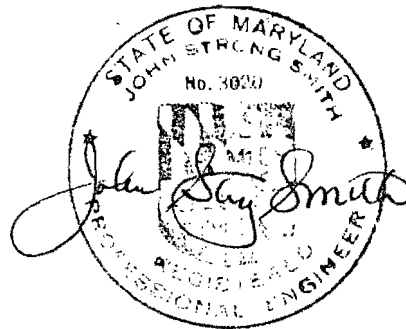
FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition  
For Special Exception for Offices with a Variance for side yard  
In an Existing DR-16 Zone  
#606 Reisterstown Road

July 16, 1980

Beginning for the same at a point on the southwesterly side of Reisterstown Road 66 feet wide, said point being South 44°09'23" East distant 145 feet more or less measured along said southwesterly side from the centerline of Berrymans Lane, running thence along said southwesterly side of Reisterstown Road the two following courses viz: (1) South 44°09'23" East 130.82 feet, thence leaving said road and running the three following courses viz: (3) South 45°49'58" West 172.28 feet (4) North 43°15'39" West 130.82 feet and (5) North 45°49'58" East 170.23 feet to the place of beginning.

Containing 0.514 acres of land more or less.



#154  
revised  
9/17

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

No. 089652

DATE July 21, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED  
FROM: Carl A. Durkee, Esquire

FOR: Filing Fee for Case No. 81-36-XA

88 2 - 8 JAN 21

50.00 RSD

VALIDATION OR SIGNATURE OF CASHIER

81-36-XA

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District 4<sup>th</sup> Date of Posting AUG. 2, 1980  
Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
Petitioner: CARL A. DURKEE, ET AL  
Location of property: SW/S REISTERSTOWN Rd., 145' SE BERRYMAN'S  
LANE  
Location of Signs: FRONT 606 REISTERSTOWN Rd.  
Remarks: \_\_\_\_\_  
Posted by Thomas E. Roland Date of return: AUG. 8, 1980  
Signature  
Number of Signs: TWO

PETITION FOR SPECIAL  
EXCEPTION AND VARIANCE  
4th DISTRICT

ZONING: Petition for Special Exception for offices and Variance for side yard setback

LOCATION: Southwest side of Reisterstown Road, 145 feet Southeast of Berryman's Lane

DATE & TIME: Tuesday, August 19, 1980 at 9:45 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 and Variance to permit a side yard setback of 12 feet in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:  
Section 1B02.2B (V.B.II) - Side Yard setbacks

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

Beginning for the same at a point on the southwesterly side of Reisterstown Road 66 feet wide, said point being South 44° 09' 23" East distant 145 feet more or less measured along said southwesterly side from the centerline of Berryman's Lane, running thence along said southwesterly side of Reisterstown Road the two following courses viz: (1) South 44° 09' 23" East 130.82 feet, thence leaving said road and running the three following courses viz: (3) South 45° 49' 58" West 172.28 feet (4) North 43° 15' 39" West 130.82 feet and (5) North 45° 49' 58" East 170.23 feet to the place of beginning.

Containing 0.514 acres of land more or less.

Being the property of Carl A. Durkee, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 19, 1980 at 9:45 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  
July 31.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., July 31, 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 19th

day of August, 1980, the first publication

appearing on the 31st day of July

1980

THE JEFFERSONIAN,

*L. Frank Stripling*  
Manager.

Cost of Advertisement, \$

# CERTIFICATE OF PUBLICATION

A 1724

Page 22/The Northwest STAR/30

## LEGALS

### PETITION FOR SPECIAL EXCEPTION AND VARIANCE 4th District

**ZONING:** Petition for Special Exception for offices and Variance for side yard setback

**LOCATION:** Southwest side of Reisterstown Road, 145 feet Southeast of Berryman's Lane

**DATE & TIME:** Tuesday, August 19, 1980 at 9:45 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 and Variance to permit a side yard setback of 12 feet in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1802.2B (V.B. II) — Side yard setbacks

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

Beginning for the same at a point on the southwesterly side of Reisterstown Road 66 feet wide, said point being South 44°09'23" East distant 145 feet more or less measured along said southwesterly side from the centerline of Berryman's Lane, running thence along said southwesterly side of Reisterstown Road the two following courses viz: (1) South 44°09'23" East 130.82 feet, thence leaving said road and running the three following courses viz: (3) South 45°49'58" West 172.28 feet (4) North 43°15'39" West 130.82 feet and (5) North 45°49'58" East 170.23 feet to the place of beginning.

Containing 0.514 acres of land more or less.

Being the property of Carl A. Durkee, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 19, 1980 at 9:45 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

Pikesville, Md., July 30, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 19th day of Aug. 1980

the first publication appearing on the 30th day of July, 1980

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

*Phyllis Goldberg*  
Manager

Cost of Advertisement \$40.00

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 18 day of Mar, 19   .\*

Filing Fee \$ 50

Received: ☒ Check

☐ Cash

☐ Other

# 184

William E. Hammond  
William E. Hammond, Zoning Commissioner

Petitioner

Durkee et al

Submitted by

C. Durkee

Petitioner's Attorney

C. Durkee

Reviewed by

MBL

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

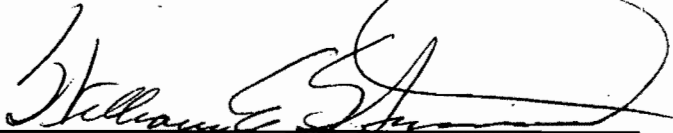
Carl A. Durso, Esq.  
7 Church Lane  
Pikeville, Maryland 21204

cc: George William Stephens, Jr.  
and Associates, Inc.  
303 Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 12th day  
of July, 1980.

  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Carl A. Durso, et al  
Petitioner's Attorney Carl A. Durso, Esq.

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

# 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<br>ZC, BA, CC, CA                    |          |    |          |    |           |    |         |    |           |    |

Reviewed by:

78-114-X

Revised Plans:

Change in outline or description ☐ Yes  
☐ No

Previous case:

78-114-X

Map # \_\_\_\_\_



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 8, 1980

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

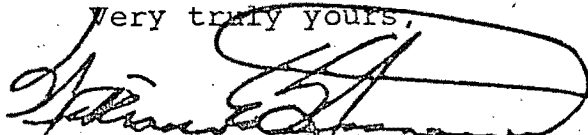
RE: Petition for Special Exception  
and Variance  
SW/S Reisterstown Rd., 145' SE of  
Berryman's Lane  
Case No. 81-36-Xa

Dear Mr. Durkee:

This is to advise you that \$72.75 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

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

No. 089689

DATE August 19, 1980 ACCOUNT 01-662

AMOUNT \$72.75 (Cash)

RECEIVED FROM: Carl A. Durkee, Esquire

FOR: Adv. & Posting for Case No. 81-36-XA

21 0 0896 19

72.75 MSB

VALIDATION OR SIGNATURE OF CASHIER

WEH:sj

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

4th District

ZONING: Petition for Special Exception for offices and Variance  
for side yard setback

LOCATION: Southwest side of Reisterstown Road, 145 feet Southeast  
of Berryman's Lane

DATE & TIME: Tuesday, August 19, 1980 at 9:45 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 and  
Variance to permit a side yard setback of  
12 feet in lieu of the required 25 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.II) - side yard setbacks

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

Being the property of Carl A. Durkee, et al, as shown on plat plan filed  
with the Zoning Department

Hearing Date: Tuesday, August 19, 1980 at 9:45 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

July 21, 1980

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

NOTICE OF HEARING

RE: Petition for Special Exception and Variance -  
SW/S Reisterstown Road, 145' SE of Berryman's Lane  
Case No. 81-36-XA

TIME: 9:45 A.M.

DATE: Tuesday, August 19, 1980

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

TOWSON, MARYLAND



ZONING COMMISSIONER OF  
BALTIMORE COUNTY

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 8, 1980

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

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

o0o

Nicholas B. Commodari  
Chairman

RE: Item No. 184  
Petitioner - Carl A. Durkee, et al  
Special Exception and Variance

## 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

Dear Mr. Durkee:

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, currently zoned D.R. 16, is located on the west side of Reisterstown Road, south of Berrymans Lane, in the 4th Election District. It is presently improved with an individual dwelling, while similar type uses exist to the south and west. Surrounding properties to the north and east, across Reisterstown Road, are improved with a service station and combination office/residences, respectively.

As originally submitted, your proposal was to convert the existing dwelling, located at 606 Reisterstown Road, to offices and construct a large three story addition to the south of this structure. A similar proposal was granted a Special Exception as a result of Case No. 78-114-X. However, because the time for utilization of this Special Exception within the two year time limit had elapsed, this new Special Exception was filed.

In view of the fact that you have revised the site plans and petition to incorporate only the proposed conversion of the existing dwelling for offices and included a Variance to legalize the existing side setback along the south side, I scheduled this petition for a hearing. The enclosed comments from this Committee were directed toward the original site plan. After receiving your revised plans, I personally showed them to the members of the Committee, and they indicated that the site plan as proposed is satisfactory and no additional comments would be written. I also spoke with Mr. Mike Flanigan of the Department of Traffic Engineering in order to obtain a revised comment from him. However, at the time of this writing I have not received it. If it is sent before I send the enclosed comments, I will include it at that time. If not, it will be forwarded to you as soon as I receive it.

Item No. 184  
Special Exception and Variance  
August 8, 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  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc.  
303 Allegheny Avenue  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR

April 15, 1980

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

Re: Item #184 (1979-1980)  
Property Owner: Carl A. Durkee, et al  
S/WS Reisterstown Rd. 145' S/E Berryman's Lane  
Existing Zoning: DR 16.  
Proposed Zoning: Special Exception for offices  
(See Case No. 78-114-X, Item No. 55, 1977-1978).  
Acres: 0.997 District: 4th

Dear Mr. Hammond:

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

General:

The comments which were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 55 (1977-1978), 78-114-X, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 184 (1979-1980).

Very truly yours,

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

END:EAM:FWR:ss

T-NW Key Sheet  
57 & 58 NW 40 Pos. Sheets  
NW 15 J Topo  
48 Tax Map

Attachment

November 14, 1977

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

Re: Item #55 (1977-1978)  
Property Owner: Jeanette A. Rohde  
S/WS Reisterstown Rd. 145' S/E Berryman's Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices  
(IDCA NO. 77-15X)  
Acres: 0.997 District: 4th

Dear Mr. DiNenna:

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 June 13, 1977 in connection with IDCA Item No. 77-15X; those comments are referred to for your consideration.

A portion of this overall site includes Lots #34 and #35 of the recorded subdivision "Park Hill Manor" (E.H.K., Jr. 18, Folio 95).

Highways:

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

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.

Property Owner: Jeanette Rohde

3-2

November 14, 1977

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.

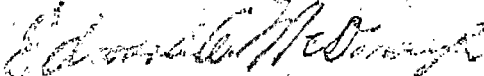
Water and Sanitary Sewer:

There are existing 8-inch and 16-inch public water mains in Reisterstown Road. Additional fire hydrant protection is required in the vicinity.

There is existing 8-inch public sanitary sewerage within a utility easement along the rear of this property (Drawing #56-1112, File 1). The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

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

Very truly yours,



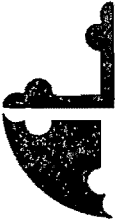
ELLSWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Munchel  
J. Wimbley

T-NW Key Sheet  
57 & 58 NW 40 Pkg. Sheets  
NW 15 J Topo  
48 Tax Map



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

STEPHEN E. COLLINS  
DIRECTOR

August 7, 1980

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

|                  |     |                                                                                |
|------------------|-----|--------------------------------------------------------------------------------|
| Item No.         | 184 | - ZAC - April 1, 1980 REVISED COMMENTS                                         |
| Property Owner:  |     | Carl A. Durkee, et al                                                          |
| Location:        |     | SW/S Reisterstown Road 145' SE Berryman's Lane                                 |
| Existing Zoning: |     | D.R. 16                                                                        |
| Proposed Zoning: |     | Special Exception for offices (See Case<br>No. 78-114-X, Item No. 55, 1977-78) |

|           |       |
|-----------|-------|
| Acres:    | 0.997 |
| District: | 4th   |

Dear Mr. Hammond:

The proposed Special Exception for offices can be expected to generate 50 trips per day for general offices and with medical offices, it can be expected to generate 200 trips per day.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

MSF/hmd



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

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

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

Item: 184 - ZAC - April 1, 1980  
Property Owner: Carl A. Durkee, et al  
Location: SW/S Reisterstown Road 145' SE Berryman's Lane  
Existing Zoning: D. R. 16  
Proposed Zoning: Special Exception for offices (See Case  
No. 78-114-X, Item No. 55, 1977-78)  
Acres: 0.997  
District: 4th

Dear Mr. Hammond:

The proposed special exception for offices can be expected to generate approximately 900 trips per day as medical offices and 170 trips per day as general offices.

This site is located in a capacity deficient zone.

Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan  
Engineer Associate II

MSF/bza



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

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

May 7, 1980

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

Dear Mr. Hammond:

Comments on Item #184, Zoning Advisory Committee Meeting  
of April 1, 1980, are as follows:

|                  |                                                                                |
|------------------|--------------------------------------------------------------------------------|
| Property Owner:  | Carl A. Durkee, et al                                                          |
| Location:        | SW/S Reisterstown Rd. 145' SE Berryman's Lane                                  |
| Existing Zoning: | D.R. 16                                                                        |
| Proposed Zoning: | Special Exception for offices (See Case No. 78-114-X,<br>Item No. 55, 1977-78) |
| Acres:           | 0.997                                                                          |
| District:        | 4th                                                                            |

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Ian J. Forrest".

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 22, 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: Carl A. Durkee, et al

Location: SW/S Reisterstown Road 145' SE Berryman's Lane

Item No: 184

Zoning Agenda: Meeting of April 1, 1980

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. intervals along Reisterstown Rd.
- ( ) 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 4-23-80  
Planning Group

Special Inspection Division

Noted and  
Approved:

George M. Weigand  
Fire Prevention Bureau



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #181 Zoning Advisory Committee Meeting, April 1, 1980  
are as follows:

Property Owner: Carl A. Durkee, et al  
Location: SWS Reisterstown Road 145' SE Berryman's Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (See Case No. 78-114-X)  
Item No. 55, 1977-78)

Acres: 0.997  
District: 4th

The items checked below are applicable:

- 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.  
Razing and other miscellaneous
- 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/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/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- X 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. Fire wall separation may be required.
- X I. Comments An elevator is required to satisfy the handicapped Code in structures 3 stories.

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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

CEB:rrj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 27, 1980

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

Z.A.C. Meeting of: April 1, 1980

RE: Item No: 184, 185, 186, 187, 189, 183  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

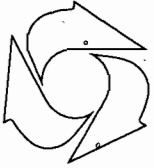
All of the above have no bearing on student population.

Very truly yours,



Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



**Maryland Department of Transportation**

State Highway Administration

James J. O'Donnell  
Secretary

M. S. Caltrider  
Administrator

April 10, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, April 1, 1980  
ITEM: 184.  
Property Owner: Carl A.  
Durkee, et al  
Location: SW/S Reisterstown  
Rd. Route 140, 145' SE  
Berryman's Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: Special  
Exception for offices (see Case  
No. 78-114-X, Item No. 55,  
1977-78)  
Acres: 0.997  
District: 4th

Dear Mr. Hammond:

An inspection of the site revealed that there is no point along the road frontage that has adequate stopping sight distance.

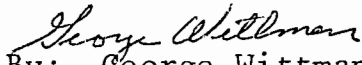
The entrance at the north end of the site does not meet minimum stopping sight distance and can not be considered.

The proposed entrance to the south must be used for all access to and from Reisterstown Road.

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

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

  
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320



**Maryland Department of Transportation**

State Highway Administration

81-36

James J. O'Donnell  
Secretary

M. S. Caltrider  
Administrator

September 9, 1980

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

Re: Z.A.C. Meeting, April 1, 1980  
Durkee Property, Route 140  
145' S/E of Berryman's Lane

Attention: Mr. N. Commodari

Dear Mr. Hammond:

Revised comments to the letter of April 10, 1980.

In a telephone conversation with Mr. Carl Durkee, he explained his hardship of not being able to develop the proposed 3 story office addition by using the existing structure #606 and parcel #2.

Mr. Durkee explained that he was going to improve the existing structure at #606, Reisterstown Road and that parcel #2 may be developed at a future date or sold off.

I explained to Mr. Durkee that the State Highway Administration could not deny access from #606 to Reisterstown Road because of the existing entrance.

Mr. Durkee stated that if the adjacent site (parcel #2) is developed by the owners of the subject parcel (#606), the existing entrance into #606 will be eliminated, and a new standard commercial entrance will be constructed at parcel #2 to serve both parcels.

The entire road frontage of Reisterstown Road at #606 must be improved with concrete curb and gutter sidewalk and paved entrance.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*George Wittman*  
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320



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 184, Zoning Advisory Committee Meeting, April 1, 1980, are as follows:

Property Owner: Carl A. Durkee, et al  
Location: SW/S Reisterstown Rd 145' SE Berryman's La  
Existing Zoning: D.R.16  
Proposed Zoning: Special Exception for offices (See case # 78-114-X, Item # 55, 1977-78)  
Acres: 0.997  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to comply with the State Highway Administration comments.

The property is in the Gwynns Falls Sewer Deficient Area and a Traffic Deficient Area controlled by an "D" intersection.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John L. Wimbley".

John L. Wimbley  
Planner III  
Current Planning and Development

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO \_\_\_\_\_ Mr. W. E. Hammond  
Zoning Commissioner  
FROM \_\_\_\_\_ John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT \_\_\_\_\_ Petition No. 81-36-XA Item 184

Date \_\_\_\_\_ July 29, 1980

Petition for Speical Exception for offices and Variance for side yard setback  
Southwest side of Reisterstown Road, 145 feet Southeast of Berryman's Lane  
Petitioner- Carl A. Durkee, et al

### Fourth District

HEARING: Tuesday, August 19, 1980 (9:45 A.M.)

Office use would be appropriate in this location. The 1980 Comprehensive Zoning Map proposal, adopted by the Planning Board and forwarded to the County Council, recommends R.O. zoning here.

This office is concerned with the proposal to construct a 3-story addition; a 2-story addition would be more in keeping with the character of the surrounding area.

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

  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
SW/S of Reisterstown Rd., 145'  
SE of Berryman's La., 4th District : OF BALTIMORE COUNTY

CARL A. DURKEE, et al, Petitioners : Case No. 81-36-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. Hessian, III

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

I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the foregoing Order was mailed to Carl A. Durkee, Esquire, 7 Church Lane, Pikesville, Maryland 21208, Petitioner and Attorney for Petitioners.

John W. Hessian, III

John W. Hessian, III

DURKEE, THOMAS & HAHN

ATTORNEYS AT LAW

PIKESVILLE PROFESSIONAL BUILDING

7 CHURCH LANE

BALTIMORE, MARYLAND 21208

301-484-0300

CARL A. DURKEE

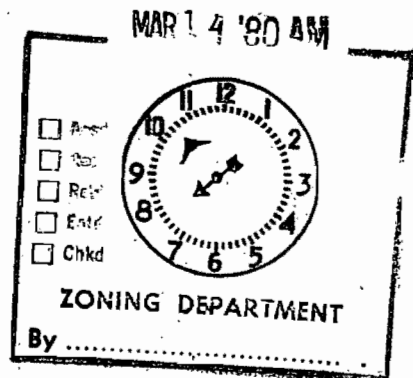
WILLIAM A. HAHN, JR.

CLARENCE M. THOMAS

HILLARD P. ALBERT

1932-1973

March 13, 1980



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

Re: 606 and 616 Main Street  
Reisterstown, Maryland  
Prior Case #78-114-X (Item No. 55)

Dear Mr. Hammond:

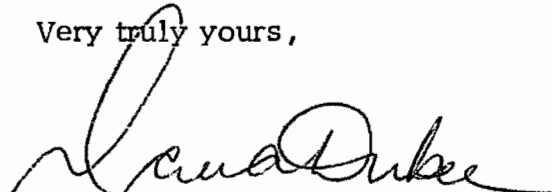
The Zoning Order dated January 3, 1978, permitting a Special Exception for offices for the above referenced property, expired in January, 1980 and I inadvertently neglected to renew it.

The property has been reviewed by the I.D.C.A. and approved by the Planning Board for offices on the new map.

I would appreciate it very much if you could set this Petition for a hearing as soon as possible.

Thank you so much.

Very truly yours,

  
CARL A. DURKEE

CAD/kah

encls. \$50.00 filing fee

86-1481  
PAC

DURKEE, THOMAS & HAHN

ATTORNEYS AT LAW

PIKESVILLE PROFESSIONAL BUILDING

7 CHURCH LANE

BALTIMORE, MARYLAND 21208

301-484-0300

CARL A. DURKEE

WILLIAM A. HAHN, JR.

CLARENCE M. THOMAS, P. A.

HILLARD P. ALBERT

1932-1973

July 3, 1980

Mr. Jim Klein  
George William Stephens and  
Associates, Inc.  
303 Allegheny Avenue  
P.O. Box 6828  
Towson, Maryland 21204

Mr. Nicholas B. Commodari  
Baltimore County Zoning Office  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: 606 - 616 Reisterstown Rd.

Gentlemen:

This is to confirm my secretary's phone call in which she scheduled an appointment for us to meet at the Zoning Office in Towson on Wednesday, July 16, 1980 at 1:00 p.m.

Unless I hear from you, to the contrary, I will see you then.

Thank you.

Sincerely,

CARL A. DURKEE

CAD/kah

JUL 7 '80 AM

|                          |       |
|--------------------------|-------|
| <input type="checkbox"/> | Ans'd |
| <input type="checkbox"/> | Exp   |
| <input type="checkbox"/> | File  |
| <input type="checkbox"/> | Index |
| <input type="checkbox"/> | Chkd  |

100% COMPLIMENT

By

80-1823  
Nec - file

DURKEE, THOMAS & HAHN

ATTORNEYS AT LAW

PIKESVILLE PROFESSIONAL BUILDING

7 CHURCH LANE

BALTIMORE, MARYLAND 21208

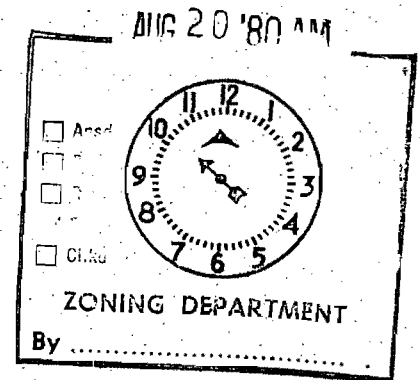
301-484-0300

CARL A. DURKEE  
WILLIAM A. HAHN, JR.  
CLARENCE M. THOMAS, P. A.

HILLARD P. ALBERT  
1932-1973

August 19, 1980

Mr. George Wittman  
Maryland Dept. of Transportation  
P.O. Box 717  
300 West Preston Street  
Baltimore, Maryland 21203



Re: Z.A.C. Meeting, April 1, 1980  
ITEM: 184  
Property Owner, Carl A. Durkee,  
et al  
Location: SW/S Reisterstown Road.  
Route 140, 145' SE  
Berryman's Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: Special  
Exception for offices (see case  
No. 78-114-X, Item No. 55,  
1977-78)  
Acres: 0.997  
District: 4th

Dear Mr. Wittman:

On April 10, 1980, you sent your comments with regard to the above referenced property to Mr. Hammond, in which you said that the "north end of the site does not meet minimum stopping sight distance and can not be considered".

Subsequent to that, we revised the plan by requesting zoning for the north portion of the property. In our discussion, you said that you would approve the north end entrance as proposed in our revised site plan. Mr. Klien at Stephens and Associates, Inc. spoke to you about the matter also and prepared the site plan after that discussion.

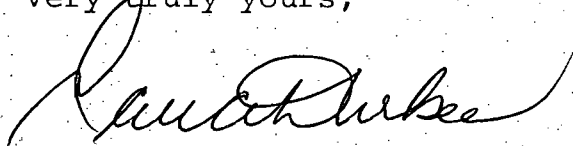
I mentioned all of these matters to Mr. Hammond in

August 19, 1980  
Mr. George Wittman  
page two

our zoning hearing today. He requested that you send a letter revising your comments consistent with the above.

Thanking you in advance for your cooperation in this matter.

Very truly yours,



CARL A. DURKEE

CAD/kah

cc: Mr. William E. Hammond ✓

Mr. N. Commodari







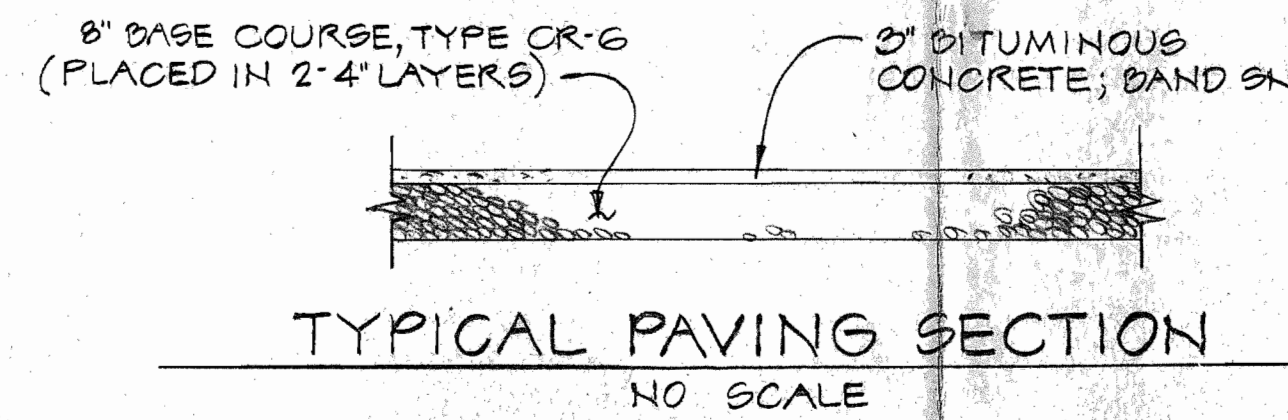










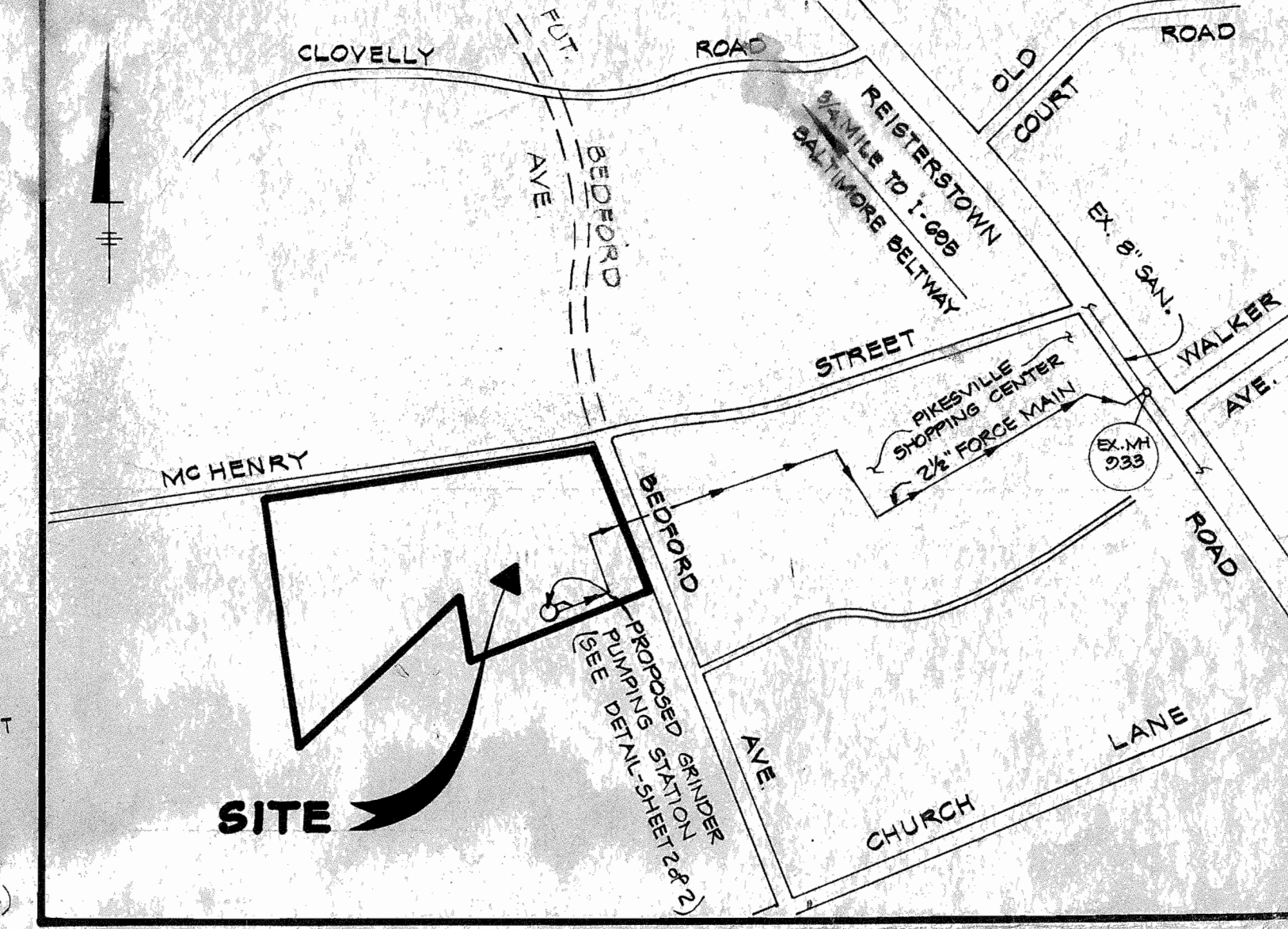


PARCEL 2  
ROBERT CLAYTON  
1222/583  
EX. ZONING - DR 2  
EX. USE - RESIDENTIAL

ROBERT CLAYTON  
516/181  
PARCEL 1  
STREET

FUTURE BEDFORD  
AVENUE

MC HENRY



**VICINITY MAP**  
SCALE: 1" = 200'

PROF. 2 1/2" FORCE MAIN TO EXISTING MH. #933 IN REGISTERSTOWN ROAD. FORCE MAIN TO BE LAID IN CONTINUOUS UPHILL GRADE

STABILIZED CONSTRUCTION ENTRANCE

E.H.K. JR. 5337/323  
PIKESVILLE SHOPPING CENTER  
EX. ZONING BL-COC

**NOTE:**

- SCREENING SHALL CONSIST OF ONE OF THE FOLLOWING:
  - TWO ROWS OF WHITE OR BLACK PINE TREES, AT LEAST FOUR FEET IN HEIGHT, TO BE STAGGERED ALTERNATELY SIX FEET ON CENTER.
  - TWO ROWS OF SPREADING YEW BUSHES, AT LEAST FOUR FEET IN HEIGHT, TO BE STAGGERED ALTERNATELY SIX FEET ON CENTER.
  - TWO ROWS OF UPRIGHT YEW BUSHES, AT LEAST FOUR FEET IN HEIGHT, TO BE STAGGERED ALTERNATELY FOUR FEET ON CENTER.
- ALL OUTDOOR LIGHTING SHALL BE NO MORE THAN 8' IN HEIGHT AND REGULATED AS TO LOCATION, DIRECTION, GLARE, AND INTENSITY, IN ORDER TO MINIMIZE ILLUMINATION BEYOND THE SUBJECT PROPERTY; THE HOURS OF ILLUMINATION SHALL BE FROM DUSK TO 10:00 P.M.
- PARKING SHALL BE PROHIBITED FROM 12:00 P.M. TO 6:00 A.M.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
- NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING IS ALLOWED
- ALL PAVED AREAS TO BE BITUMINOUS CONCRETE.

**GENERAL NOTES**

- EXISTING ZONING DR-1G, WITH SPECIAL EXCEPTION FOR OFFICES
- AREA OF SITE - 2.0 AC.
- FIRST FLOOR: - USE  
TOTAL FLOOR AREA  
NUMBER OF SPACES REQUIRED 14,300/300
- SECOND FLOOR: - USE  
TOTAL FLOOR AREA  
NUMBER OF SPACES REQUIRED 14,300/300
- TOTAL SPACES REQUIRED
- TOTAL SPACES PROVIDED
- HANDICAPPED SPACES SHOWN THUSLY
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED.
- LIGHTING STANDARDS SHOWN THUSLY.
- TRAFFIC FLOW PATTERN SHOWN THUSLY.
- EX. SITE VACANT

**NOTE:**

ALL GRADES, ELEVATIONS, EARTH QUANTITIES ETC. ARE TO BE VERIFIED BY THE CONTRACTOR ANY EARTH QUANTITIES SHOWN OR IMPLIED ARE MEASURED TO FINISHED GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUT AREAS, COMPACTION ETC. SHOULD BE DETERMINED BY A SOILS ENGINEER. TYPICAL PAVING SECTION SHOWN SHOULD BE VERIFIED BY A SOILS ENGINEER.

TOTAL DISTURBED AREA = 104,500 S.F.

**SITE AND  
SEDIMENT CONTROL PLAN**

**BEDFORD AND MC HENRY PROPERTY**

3RD. ELECTION DISTRICT  
SCALE: 1" = 30'

BALTIMORE CO., MARYLAND  
APRIL 3, 1981

**OWNER AND DEVELOPER**

PIKESVILLE PARTNERSHIP  
6 HAMLET HILL ROAD  
BALTIMORE, MARYLAND 21210

**OWNERS CERTIFICATION**

LAND CLEARING & CONSTRUCTION OF DEVELOPMENT WILL BE COMPLETED PURSUANT TO THIS PLAN

*Burt J. Simpson*  
OWNER  
DATE 6/3/81

**ENGINEERS CERTIFICATION**

I CERTIFY THAT THIS PLAN OF DEVELOPMENT AND THIS PLAN OF SILT & EROSION CONTROL, MEET THE REQUIREMENTS, STANDARDS & SPECIFICATIONS OF THE SOIL CONSERVATION DISTRICT

*Henry F. Sadler*  
HENRY F. SADLER #12063  
DATE May 6, 1981

SEDIMENT TRAP #2  
AREA - 0.9 AC.  
STORAGE REQUIRED - 60.3 CY  
STORAGE PROVIDED - 66 CY

SEDIMENT TRAP #1  
AREA - 1.3 AC.  
STORAGE REQUIRED - 87.1 CY  
STORAGE PROVIDED - 87.5 CY

EX. ZONING - DR 1G  
EX. USE - RESIDENTIAL  
BEDFORD VILLAGE  
5847/639

EX. ZONING - DR 1G  
EX. USE - RESIDENTIAL  
D.W. DWYER PLAT 42/24  
5678/841

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
DATE 8/7/81  
ZONING COMMISSIONER

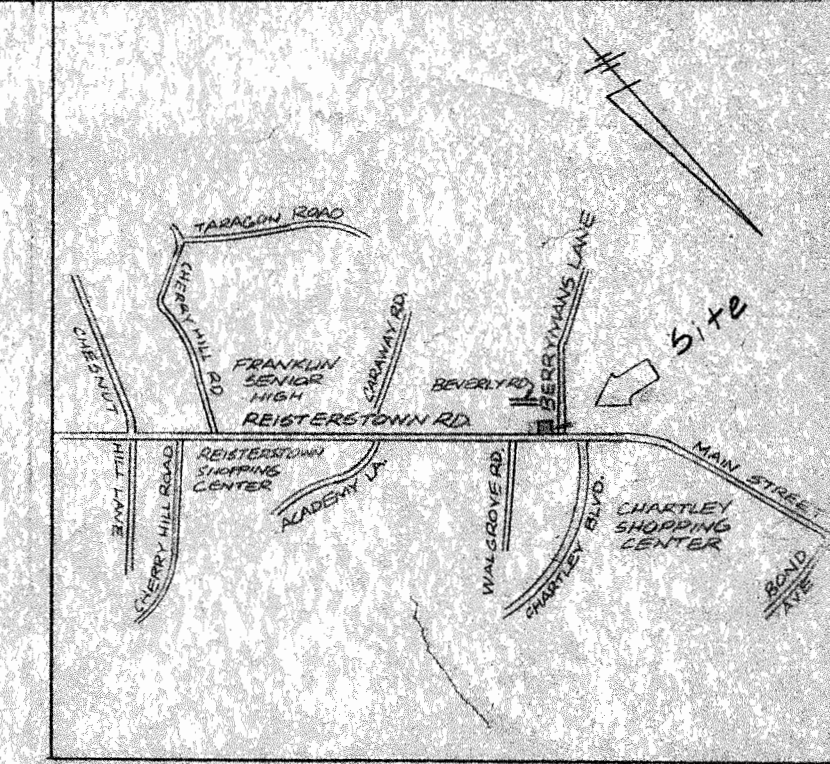
ENGINEERS  
**D. S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208



MICROFILMED

BEVERLY ROAD

Variance requested to Section 1802.9.6 to permit a side yard of 12 feet, more or less in lieu of the required 25 feet



**General Notes**

1. Area of site = 0.514 Acres ±
2. Existing zoning = DR-16
3. Present Use - Residential
4. Proposed Use - Offices
5. Screening where indicated shall be done with a minimum height of 4 feet With Evergreens
6. Paving shall be bituminous with bituminous curb around perimeter (paving outline shaded)
7. Lighting shall be erected so not to direct rays into residential areas and not to exceed max. height 8 feet. Sharp Cutoff Luminaire or Equivalent.
8. Water and sewer facilities exist as shown hereon.
9. For deed references see 5845/812 (Parcel #1)

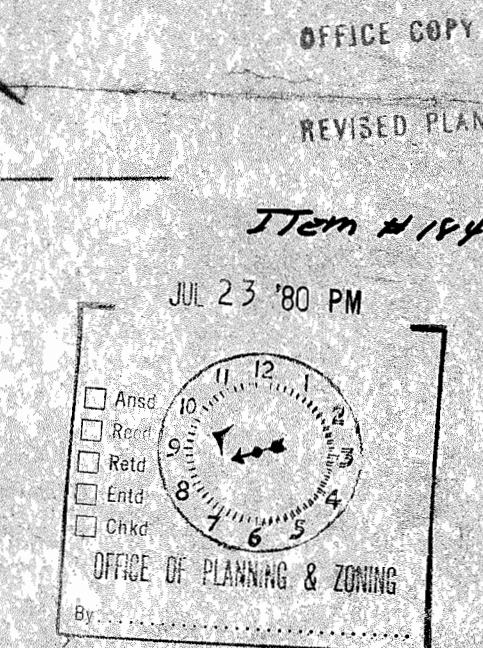
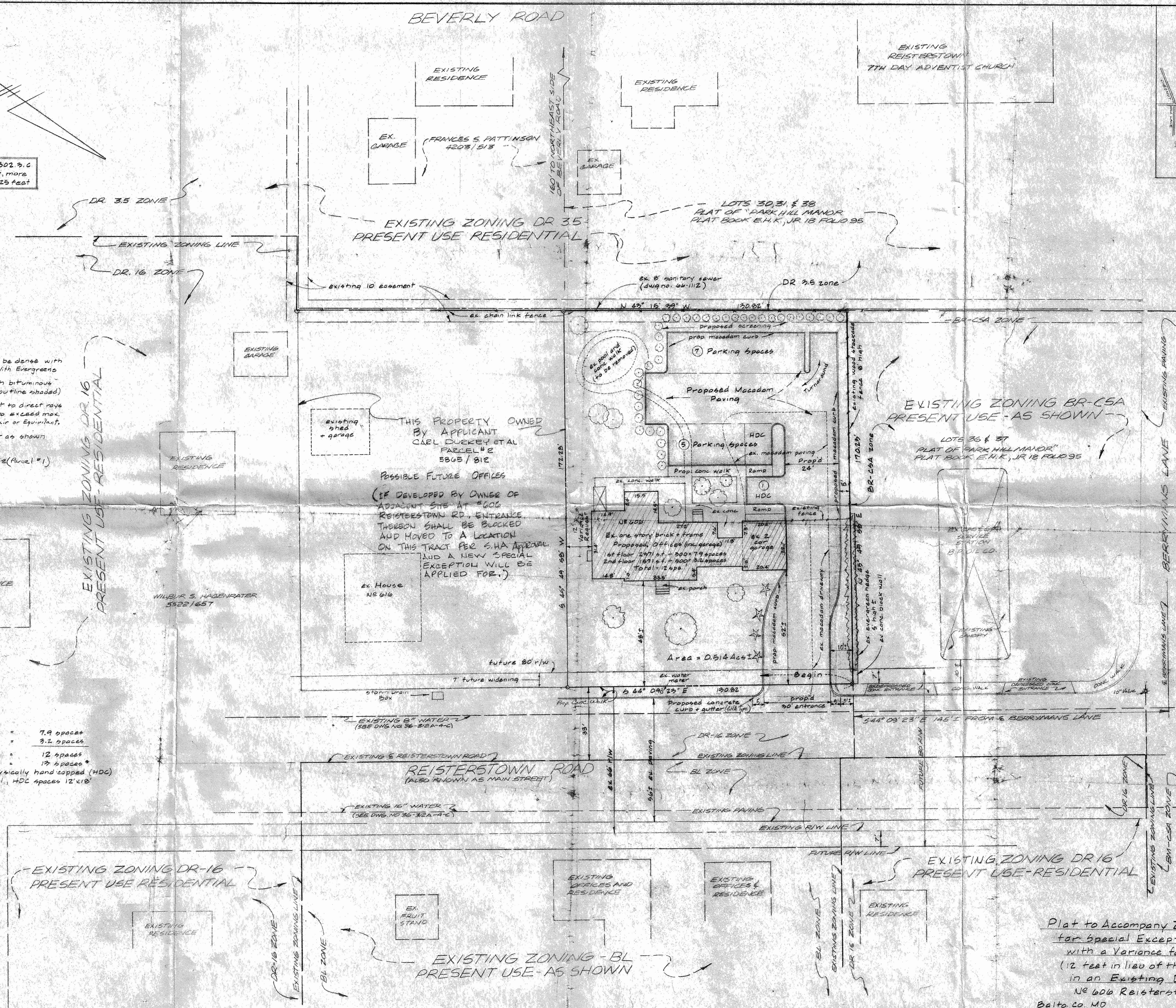
**Parking Tabulation**

|                                                          |   |            |
|----------------------------------------------------------|---|------------|
| 1st floor 2971 s.f. + 900                                | = | 7.9 spaces |
| 2nd floor 1571 s.f. + 500                                | = | 3.2 spaces |
| Total Parking Required                                   | = | 12 spaces  |
| Total Parking Provided                                   | = | 13 spaces* |
| * Includes 2 spaces for the physically hand capped (HDC) |   |            |
| Parking spaces 8'5" x 18' typical, HDC spaces 12' x 18'  |   |            |



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVE.  
TOWSON, MARYLAND 21204

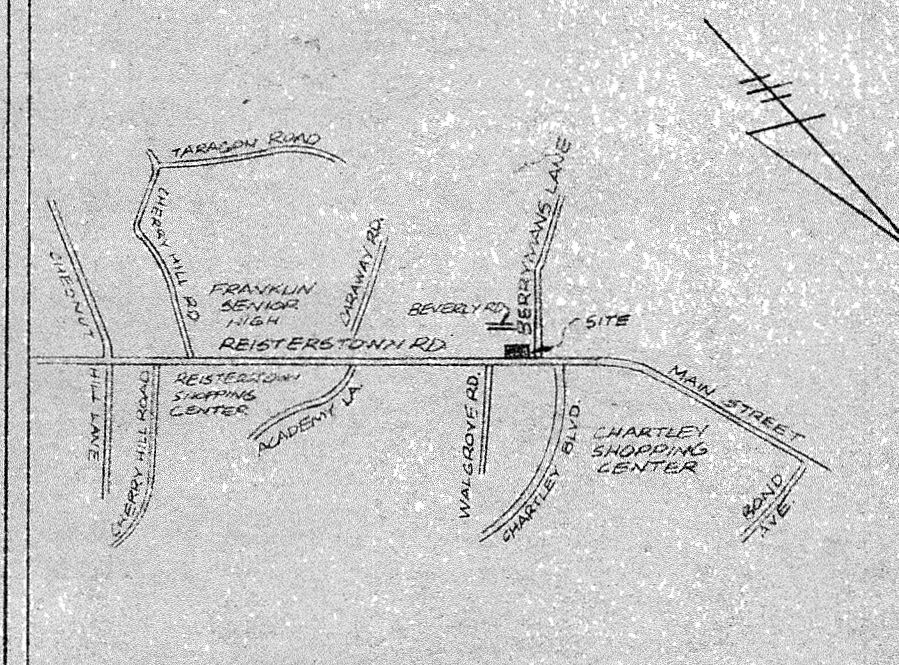
WALGROVE ROAD



Plat to Accompany Zoning Petition  
for Special Exception for Offices  
with a Variance for sideyard  
(12 feet in lieu of the required 25)  
in an Existing DR-16 zone  
Ne 606 Reisterstown Road  
Baltimore, MD  
Scale 1"=20'  
Election Dist. No. 4  
July 1980

BEVERLY ROAD

EXISTING REISTERSTOWN  
7TH DAY ADVENTIST CHURCH



LOCATION MAP SCALE 1"=2000'

### GENERAL NOTES

- (1) AREA OF PROPERTY - 0.997 ACRES ±
- (2) PRESENT ZONING - DR-16
- (3) PRESENT USE - RESIDENTIAL
- (4) PROPOSED USE - OFFICES
- (5) IDCA APPLICATION #77-15-X APPROVED JULY 11, 1977
- (6) SCREENING WHERE REQUIRED, SHALL BE DENSE "COLUMNAR" ARBORVITAE, MINIMUM HEIGHT 4'
- (7) PAVING SHALL BE BITUMINOUS WITH BITUMINOUS CURB AROUND PERIMETER
- (8) LIGHTS SHALL BE SO ERRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS AND NOT TO EXCEED MAX. HEIGHT OF 8 FEET
- (9) WATER AND SEWER FACILITIES EXIST AS SHOWN HEREIN
- (10) FOR DEED REFERENCES OF EXISTING PROPERTY SEE E.H.K. JR. 5637 FOLIO 710 & E.H.K. JR. 5637 FOLIO 715

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

EXISTING ZONING DR-35  
PRESENT USE RESIDENTIAL

EXISTING ZONING BR-CSA  
PRESENT USE - AS SHOWN

### PARKING TABULATION

AT THIS TIME APPLICANT PLANS TO PROVIDE OFFICE SPACE FOR BOTH GENERAL AND MEDICAL USE. DEDICATED UNDER FUTURE AGREEMENTS, THERE ARE NO OFFICES AVAILABLE, THEREFORE THE PARKING REQUIREMENTS WILL BE FIGURED UPON THE MOST DEMANDING USE, THAT WOULD BE MEDICAL OFFICES @ 1 SPACE PER 300 SQ. FT. ON ALL FLOORS.

#### EXISTING 1 STORY BUILDING:

FIRST FLOOR @ 2571 SQ. FT. + 300 = 8 SPACES  
BASEMENT @ 1571 SQ. FT. + 300 = 6 SPACES

#### PROPOSED 3 STORY BUILDING:

4600 SQ. FT. PER FLOOR OR TOTAL 13,800 SQ. FT. + 300 = 46 SPACES  
TOTAL PARKING REQUIRED 60 SPACES  
TOTAL PARKING PROPOSED 65 SPACES



WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
203 ALLEGHENY AVE.  
TOWSON 4, MARYLAND

WALGROVE ROAD

EXISTING ZONING DR-16  
PRESENT USE RESIDENTIAL

REISTERSTOWN ROAD  
(ALSO KNOWN AS MAIN STREET)

EXISTING ZONING - BL  
PRESENT USE - AS SHOWN

PLAT TO ACCOMPANY ZONING PETITION  
FOR  
SPECIAL EXCEPTION FOR OFFICES  
IN A

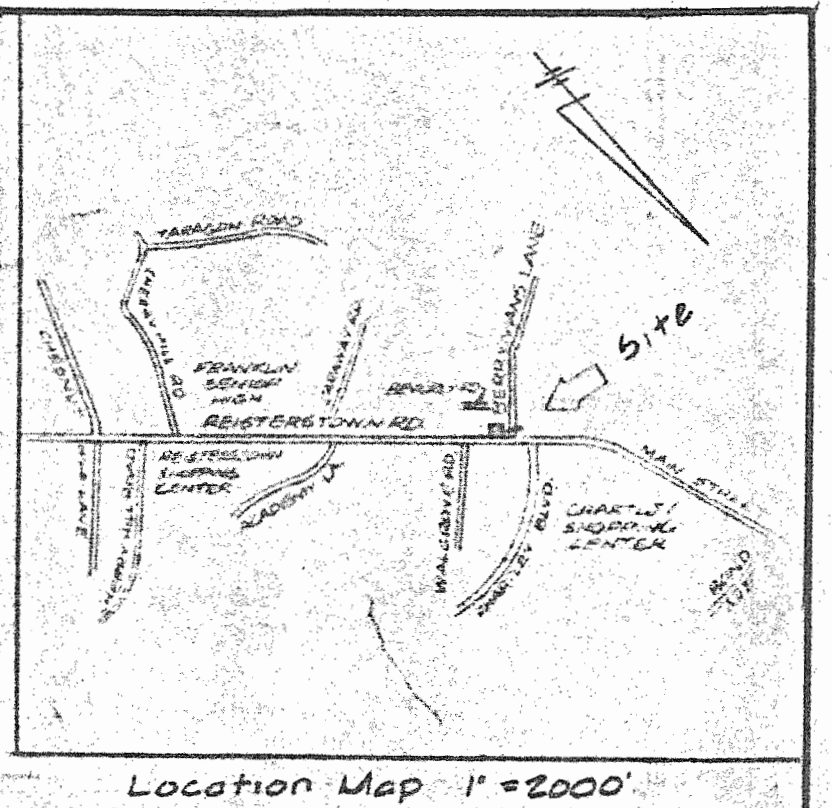
EXISTING DR-16 ZONE  
606-616 REISTERSTOWN ROAD  
BALTO. CO., MD  
ELECT. DIST NO. 4  
AUGUST 15, 1977  
REVISED NOVEMBER 17, 1977 PER COUNTY COMMENTS.

DN 3783

Variance requested to section 1802.3.C to permit a side yard of 12 feet, more or less in lieu of the required 25 feet

SPECIAL NOTE: Zoning Petition Granted By Zoning Commissioner Aug. 27, 1980 Subject To The Following Restrictions:

1. Any exterior improvements shall be compatible with the residential character of the neighborhood.
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. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
4. The special exception shall be utilized within three years or become null and void.



Revised plot 32641 C-1494-80 note

General Notes

1. Area of site = 0.514 Acres ±
2. Existing zoning = DR-16
3. Present Use - Residential
4. Proposed Use - Offices
5. Screening where indicated shall be dense with a minimum height of 4 feet with Evergreens
6. Paving shall be bituminous with bituminous curb around perimeter (paving outline shaded)
7. \*Lighting shall be erected so not to direct rays into residential areas and not to exceed max height 8 feet, Sharp Cut-off Luminaire or Equivalent.
8. Water and sewer facilities as at shown hereon
9. For deed references see SR-65/B12 (Parcel #1)

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

WILBUR S. HARRIS JR  
5522/657

THIS PROPERTY OWNED BY APPLICANT CARL DUEKEY ET AL PARCEL #2 5845/B12  
POSSIBLE FUTURE OFFICES (IF DEVELOPED BY OWNER OF ADJACENT SITE AT 5506 REISTERSTOWN RD., EXTENSION, THOSEON SHALL BE BLOCKED AND MOVED TO A LOCATION ON THIS TRACT PER SHA APPEAL AND A NEW SPECIAL EXCEPTION WILL BE APPLIED FOR.)

Parking Tabulation

Proposed Offices  
TOTAL FLOOR AREA DEVOTED TO OFFICE USE = 39000'  
1st floor 29716 ± + 300 7.9 spaces  
Basement Offices 1623 ± + 300 5.1 spaces  
TOTAL OFFICE FLOOR AREA 30335 ±  
TOTAL PARKING REQUIRED 13 spaces  
TOTAL PARKING PROVIDED 13 spaces  
\* Includes 2 spaces for the physically hand capped (HDC) Parking spaces 8'6" x 18' type C, + 11 spaces 12' x 18'



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
508 ALLEGHENY AVE.  
PITTSBURGH, PENNSYLVANIA 15201

WAL GROVE ROAD

Plat to Accompany Zoning Petition for Special Exception for Offices with a Variance for sideyard (12 feet in lieu of the required 25) in an Existing DR-16 zone N 606 Reisterstown Road

Baltimore MD 21204  
Scale 1"=20'  
Election Dist. No. 4 July 1980

Revised Aug. 12, 1980 Approved T.S.

MICROFILMED

Variance requested to section 1802.6 to permit a side yard of 12 feet, more or less in lieu of the required 25 feet

BEVERLY ROAD

EXISTING REISTERSTOWN 7TH DAY ADVENTIST CHURCH

Location Map 1"=2000'

- SPECIAL NOTE:** Zoning Petition Granted By Zoning Commission Aug. 27, 1980 Subject To The Following Restrictions:
1. Any exterior improvements shall be compatible with the residential character of the neighborhood.
  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. Approval of the above referenced site plan by the Maryland Department of Transportation, the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
  4. The special exception shall be utilized within three years or become null and void.

Revised plot  
32641  
C-1494-80  
no fee

**General Notes**

1. Area of site = 0.514 Acres ±
2. Existing zoning = DR-16
3. Present Use - Residential
4. Proposed Use - Offices
5. Screening where indicated shall be done with a minimum height of 4 feet with Evergreen.
6. Paving shall be bituminous with bituminous curb around perimeter (paving outline shaded).
7. \*Lighting shall be erected so not to direct rays into residential areas and not to exceed max height 8 feet, Sharp Cut-off Luminaire or Equivalent.
8. Water and sewer facilities exist as shown hereon.
9. For deed references see TRUE/ALD (Vol. 1 #1)

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

EXISTING ZONING DR-3.5  
PRESENT USE RESIDENTIAL

EXISTING ZONING BR-CSA  
PRESENT USE - AS SHOWN

THIS PROPERTY OWNED  
BY APPLICANT  
CARL CUCKER ET AL  
PARCEL #2  
5805/812

POSSIBLE FUTURE OFFICES  
(IF DEVELOPED BY OWNER OF  
ADJACENT SITE AT 6006  
REISTERSTOWN RD., ENTRANCE  
THEREON SHALL BE BLOCKED  
AND MOVED TO A LOCATION  
ON THE TRACT FOR SHAWNEE  
AND A NEW SPECIAL  
EXEMPTION WILL BE  
APPLIED FOR.)

26 House  
NR 616

26 Box S. N. WATER  
5522/657

Ex. one story brick + frame  
Proposed 24' x 24' (incl. garage) 118  
1st floor 24' x 24' = 576 sq ft  
Basement 16' x 24' = 384 sq ft  
Total 960 sq ft  
68' x 24' = 1632 sq ft

Area = 0.514 Acres ±

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY John Williams  
DATE 1/24/81  
BY James P. [Signature]  
ZONING COMMISSIONER  
DATE 1/24/81  
81-36  
C-1494-80

**Parking Tabulation**

**Proposed Offices**  
Total Floor Area devoted to Office Use = 3900 ±  
1st floor 24' x 24' = 576  
Basement 16' x 24' = 384  
Total Floor Area = 960 ±  
Total Parking Required = 18 spaces  
Total Parking Provided = 19 spaces  
\* Includes 2 spaces for the physically handicapped (HDC)  
Parking spaces 6' x 8' typical, HDC spaces 12' x 8'

REISTERSTOWN ROAD  
(ALSO KNOWN AS N. V. STREET)

EXISTING ZONING DR-16  
PRESENT USE RESIDENTIAL

EXISTING ZONING - BL  
PRESENT USE - AS SHOWN

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

Plat to Accompany Zoning Petition  
for Special Exception for Offices  
with a Variance for Sideyard  
(12 feet in lieu of the required 25')  
in an Existing DR-16 zone  
NE 606 Reisterstown Road

Balto Co MD  
Scale 1"=20'  
Election Dist NR 4  
July 1980

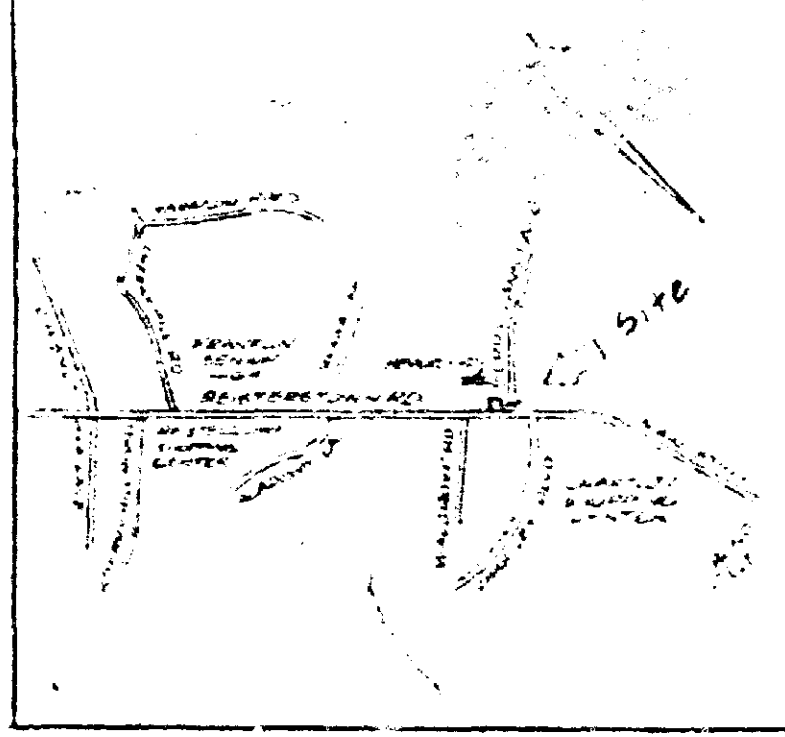


GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
308 ALLEGANY AVE.  
BALTIMORE, MARYLAND 21201

BEVERLY ROAD

Variance requested to section 1802.3.c to permit a wide yard of 12 feet, more or less, in lieu of the required 25 feet

EXISTING REISTERSTOWN 7TH DAY ADVENTIST CHURCH



SPECIAL NOTE: Zoning Petition Granted By Zoning Commission Aug. 27, 1980 Subject To The Following Restrictions:

1. Any exterior improvements shall be compatible with the residential character of the neighborhood.
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. Approval of the above referred-to site plan by the Maryland Department of Transportation, the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
4. The special exception shall be utilized within three years or become null and void.

Revised plot  
32641  
C-1494-80  
no fee

General Notes:

1. Area of site = 0.514 Acres ±
2. Existing zoning = DR-16
3. Present Use - Residential
4. Proposed Use - Offices
5. Screening where indicated shall be dense with a minimum height of 6 feet with Evergreens
6. Paving shall be bituminous with bituminous curb around perimeter (paving outside shaded)
7. \*Lighting shall be erected so not to direct rays into residential areas and not to exceed maximum 8 feet, Sharp Corner Luminaire or Equivalent
8. Water and sewer facilities as shown herein
9. For used references see SACS/ABC (Part 1 & 2)

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

EXISTING ZONING DR-35  
PRESENT USE RESIDENTIAL

EXISTING ZONING BR-CSA  
PRESENT USE - AS SHOWN

THIS PROPERTY OWNED BY APPLICANT CARL QUENSTAL PARCEL #2 8895/812

POSSIBLE FUTURE OFFICES (IF DEVELOPED BY OWNER OF ADJACENT SITE AT 8808 REISTERSTOWN RD. INTEREST THEREIN SHALL BE PURCHASED AND MOVED TO A LOCATION ON THIS TRACT FOR SHARED AND A NEW SPECIAL EXCEPTION WILL BE APPLIED FOR.)

Parking Tabulation

Internal Offices  
TOTAL PARKING REQUIRED TO OFFICE USE - 200  
Lot 4 - 200 ft x 100 ft = 200 spaces  
Exterior Office 16.5 ft x 200 ft = 330 spaces  
TOTAL PARKING REQUIRED 530 spaces  
Total Parking Provided 19 spaces  
\* Includes 2 spaces for the physically handicapped (HDC)  
Parking spaces 6.5 ft x 10 ft = 100 spaces 12 ft x 18 ft



EXISTING ZONING DR-16  
PRESENT USE RESIDENTIAL

EXISTING ZONING - BL  
PRESENT USE - AS SHOWN

EXISTING ZONING DR-16  
PRESENT USE - RESIDENTIAL

Plot to Accompany Zoning Petition for special exception for Offices with a Variance for side yard (12 feet in lieu of the required 25) in an Existing DR-16 zone NE 608 Reisterstown Road

Baltimore MD  
Scale 1" = 20'  
Election Dist No 2  
July 1980