

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a determination that Section 502.5 allows an expansion of special exception granted under RA zoning.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A  
(Type or Print Name)  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]  
Attorney for Petitioner: Norman Sheer  
(Type or Print Name)  
Signature: [Signature]  
Address: 8829 Satyr Hill Road  
Baltimore, MD 21234  
City and State: Baltimore, MD 21234  
Attorney's Telephone No.: 661-5320

Legal Owner(s): William F. Wilke, Inc.  
(Type or Print Name)  
Signature: [Signature]  
Address: 8831 Satyr Hill Rd.  
Baltimore, MD 21234  
City and State: Baltimore, MD 21234  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: William F. Wilke, Inc.  
A.C. Seeman, Jr., President  
8831 Satyr Hill Rd.  
Baltimore, MD 21234  
Address: 8831 Satyr Hill Rd.  
Baltimore, MD 21234  
Phone No.: 661-5400

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve (1) Amendments to site plans in Case #69-252-X and 79-49-XA to remove restrictions pertaining to expansion of existing structures to allow construction of a new office building; (2) A determination that Section 502.5 (Bill No. 467-80) allows an expansion of a special exception granted under RA zoning to be in excess of 25% of the floor area originally granted; and (3) A determination that the property between 8831 and 8829 Satyr Hill Road should be approved for office use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A  
(Type or Print Name)  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]  
Attorney for Petitioner: Norman Sheer  
(Type or Print Name)  
Signature: [Signature]  
Address: 8829 Satyr Hill Road  
Baltimore, Maryland 21234  
City and State: Baltimore, Maryland 21234  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: William F. Wilke, Inc.  
A.C. Seeman, Jr., President  
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Baltimore, Maryland 21234  
Address: 8831 Satyr Hill Road  
Baltimore, Maryland 21234  
Phone No.: 661-5400

Legal Owner(s): William F. Wilke, Inc.  
(Type or Print Name)  
Signature: [Signature]  
Address: A.C. Seeman, Jr., President  
8831 Satyr Hill Road  
Baltimore, Maryland 21234  
City and State: Baltimore, Maryland 21234  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: William F. Wilke, Inc.  
A.C. Seeman, Jr., President  
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Address: 8831 Satyr Hill Road  
Baltimore, Maryland 21234  
Phone No.: 661-5400

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

The herein petitioners now own the total area depicted on Petitioners' Exhibit 2, irrespective of the obvious discrepancy in the interior lot line. It is their desire to raise the existing improvements and to construct a 3-story office building, as depicted on Petitioners' Exhibit 2.

- Petitioners' Exhibit 2 indicates that the subject site is surrounded on all sides by property zoned either D.R. 5.5 or D.R. 16 and, as such, would be subject to the requirements of Section 1501.1.B.1 (Residential Transition Areas and Uses Permitted Therein) if the proposal is determined to be a new use.
- Since the middle lot shown on Petitioners' Exhibit 2 first appeared on Petitioners' Exhibit 5 and was never the subject of a special exception for use as offices and an office building, since office buildings in D.R. 16 Zones are no longer the subject of a special exception, and since that portion of the proposed improvement lying within the middle lot is hereby determined to be a new use, the amendments would not be in strict harmony with the spirit and intent of the zoning regulations and would adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of September, 1982, that the amendments to the site plans filed in Case Nos. 69-252-X and 79-49-XA to remove the restrictions pertaining to the expansion of the existing structures to facilitate the construction of a new office building, the expansion of the special exception originally granted under R.A. zoning to be in excess of 25% of the floor area originally granted, and the office use on the property between 8829 and 8831 Satyr Hill Road should not be approved and, as such, the Petition for Special Hearing is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE September 13, 1982

BY [Signature]

ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
E/S Satyr Hill Rd., 180'  
S of Lowell Ridge Rd., 9th District: OF BALTIMORE COUNTY

WILLIAM F. WILKE, INC., Case No. 32-255-SPH  
Petitioner

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2183

I HEREBY CERTIFY that on this 10th day of May, 1982, a copy of the foregoing Order was mailed to Norman Sheer, Esquire, 8829 Satyr Hill Road, Baltimore, Maryland 21234, Attorney for Petitioner.

Peter Max Zimmerman

IN THE MATTER OF THE APPLICATION OF WILLIAM F. WILKE, INC. FOR SPECIAL HEARING ON PROPERTY LOCATED ON THE EAST SIDE OF SATYR HILL RD., 180 FT. SOUTH OF LOWELL RIDGE RD., 9th District

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

OF BALTIMORE COUNTY

No. 82-256-SPH

## ORDER OF DISMISSAL

Petition of William F. Wilke, Inc., for Special Hearing on property located on the east side of Satyr Hill Rd., 180' south of Lowell Ridge Rd., in the 9th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of petition filed October 25, 1982 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed as of October 25, 1982.

IT IS HEREBY ORDERED this 26th day of October, 1982, that said petition be and the same is dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

LeRoy B. Spurrer

Patricia Phipps

LAW OFFICES  
NORMAN SHEER  
ATTORNEY AT LAW  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

Office: (301) 661-5320  
Home: (301) 833-3364  
October 22, 1982  
County Board of Appeals  
Room 219  
Court House  
Towson, MD 21204

RE: Case No. 82-256-SPH  
WILLIAM F. WILKE, INC.  
180' S of Lowell Ridge Rd.  
9th District  
Petition for Special Hearing  
2/13/82 - Z.C.O.'s Order - DENIED

Dear Sir:

The undersigned as Attorney for Petitioners: William F. Wilke, Inc. and William F. and Mary N. Wilke filed an Appeal on September 30, 1982 to the County Board of Appeals to Order dated September 13, 1982, passed by William N. Hammond, Zoning Commissioner, in the above referenced matter.

We now respectfully request that the Board of Appeals accept this letter DISMISSING FOR THE PETITIONERS the hereinabove action. (Please note that said action was assigned for Wednesday, January 12, 1983 at 10 a.m.)

Thank you very much for your kind attention to this matter.

Sincerely yours,

Norman Sheer

cc: Willam F. Wilke, Inc.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 24, 1982

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

Norman Sheer, Esquire  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

Dear Mr. Sheer:

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, located on the east side of Satyr Hill Road south of Lowell Ridge Road in the 9th Election District, is currently improved with offices converted from dwellings and accessory parking area. Apartments exist to the east, individual dwellings to the north and vacant land to the south.

The majority of this property was the subject of two previous zoning hearings (Case #69-252-X and #79-49-XA) which allowed the existing uses. A review of the descriptions filed in both cases indicates that a portion of the subject property, located between the existing structures, was not described in either case. However, in the order, granting the special exception in the latter hearing the Deputy Zoning Commissioner stated that an integrated parking plan for both properties must be approved. Subsequent to this, an overall site plan and permits were approved that reflect this situation. In view of your clients' proposal to raise the existing structures and construct a new office building, this hearing is required to determine if this is possible under the current regulations and also to determine the status of the property located between the two offices.

It should be noted that a request to reclassify this property from D.R.16 to a R.O. or B.L. zone has been filed and is tentatively scheduled to be heard during the week of September 27, 1982.

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioners herein seek a special hearing to approve amendments to the site plans filed in Case Nos. 69-252-X and 79-49-XA to remove the restrictions pertaining to the expansion of the existing structures to facilitate construction of a new office building, a determination that Section 502.5 (Bill No. 167-80) of the Baltimore County Zoning Regulations allows an expansion of a special exception granted under R.A. (Residential-Apartments) zoning to be in excess of 25% of the floor area originally granted, and a determination that the property between 8829 and 8831 Satyr Hill Road should be approved for office use.

2. In order to address these requests, it is necessary to develop the history of the subject site, as shown on the site plan prepared by A. L. Snyder and Jerome Shuman, revised March 24, 1982, and marked Petitioners' Exhibit 2.

In Case No. 69-252-X, the petitioners requested a special exception to use the residential improvement known as 8831 Satyr Hill Road for offices under the R.A. Zone. It should be noted that the site plan submitted in this case, prepared by Evans, Hagan and Holdefer, revised April 9, 1969, and herein marked Petitioners' Exhibit 3, indicated a frontage of 69.69 feet on Satyr Hill Road and a total land area of 0.311 of an acre. This site plan shows the adjoining property to the south, zoned R.A., to contain a 2 1/2-story improvement and a swimming pool in the rear yard. The special exception for an office building was granted on June 25, 1969 by the then Deputy Zoning Commissioner, Edward D. Hardesty, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services, and the Office of Planning and Zoning. Although Petitioners' Exhibit 3 is not the site plan approved in compliance with the June 25, 1969 decision, the "approved" site plan contained in that title indicates a frontage of 69.96' on Satyr Hill Road, as does the public hearing notice published in The Towson Times and The Jeffersonian, both dated May 1, 1969. Between the June 25, 1969 decision and the submittal of the site plan prepared by Evans, Hagan and Holdefer, revised August 8, 1972, and marked Petitioners' Exhibit 5, in conjunction with a building permit for an addition to the existing office, the zoning for the subject site and the land adjacent on the south was changed to D.R.16 (Density, Residential). A review of this Exhibit also discloses that the land area was increased from 0.311 of an acre to 0.545 of an acre and that there was a line of division for a parcel of land adjacent to the south, having a frontage of 50.30' on Satyr Hill Road, not previously indicated on Petitioners' Exhibit 3. Although Petitioners' Exhibit 5 deals with a "proposed 2nd story office addition", it also appears to include the lot to the south as part of the subject site in spite of the absence of a public hearing to use this lot as part of the special exception previously granted and the lack of an improvement being proposed for this lot.

Subsequent thereto, the petitioners requested a special exception for offices and an office building and a variance to the side yard requirements (Case No. 79-49-XA) for a lot having a frontage of 60.21 feet on Satyr Hill Road and lying adjacent to the south of the lot referred to on Petitioners' Exhibit 5. This site plan, prepared by David W. Dallas, Jr. & Sons, revised February 15, 1979, and marked Petitioners' Exhibit 1, shows a 1 1/2-story brick dwelling proposed to be used as offices. It should be noted that the north side lot line is shown on Petitioners' Exhibit 1 as South 78° 02' 23" West; whereas, the south side lot line of the lot shown on Petitioners' Exhibit 5 is South 75° 15' 00" West, thereby creating a triangular piece of land common to the two lots. This special exception and variance was granted on October 3, 1978 by the then Deputy Zoning Commissioner, George J. Martinak, with restrictions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Item No. 102  
Petitioner - William F. Wilke, Inc.  
Special Hearing Petition  
Page 2

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Jerome Shuman  
1790 Byron Road  
Baltimore, Md. 21208

A. L. Snyder  
1911 Hanover Pike  
Baltimore, Md. 21074

Norman Sheer, Esquire  
8829 Satyr Hill Road  
Baltimore, Md. 21234

Jerome Shuman  
4790 Byron Road  
Baltimore, Md. 21208  
A.L. Snyder  
1911 Hanover Pike  
Baltimore, Md. 21074

# 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 April, 1982.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner William F. Wilke, Inc.

Petitioner's Attorney Norman Sheer, Esq.

Reviewed by *Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING

DATE September 13, 1982  
BY *John P. Snyder*  
Administrative Assistant

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

December 17, 1981

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

Re: Item #102 (1981-1982)  
Property Owner: William F. Wilke, Inc.  
E/S Satyr Hill Rd. 180' S. from centerline of  
Lowell Ridge Rd.  
Acres: 0.777 District: 9th

Dear Mr. Hammond:

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

## General:

Comments were supplied for the southerly portion of this site in connection with IDCA Project 78-12X.

## Highways:

Satyr Hill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The right-of-way for the future Perring Parkway (presently the access road for North Plaza Shopping Mall) traverses the southeasternmost corner of this site.

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

## Sediment Control:

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

## Storm Drains:

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

Item #102 (1981-1982)  
Property Owner: William F. Wilke, Inc.  
Page 2  
December 17, 1981

## Storm Drains: (Cont'd)

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

## Water and Sanitary Sewer:

There is a 12-inch public water main in Satyr Hill Road. There is 8-inch public sanitary sewerage in Satyr Hill Road and also within a 10-foot utility easement contiguous to portions of the outlines of this property (See Drawing #65-0600, File 1).

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley  
John Trenner

N-NE Key Sheet  
38 NE 14 Pos. Sheet  
NE 10 D Topo  
71 Tax Map

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

STEPHENE COLLINS  
DIRECTOR

January 20, 1982

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

Item No. 102 - ZAC - November 24, 1981  
Property Owner: William F. Wilke, Inc.  
Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Hearings for amendment to previous special exception Case #69-252 X & 79-49 XA for approval of a new office building in lieu of additions to existing buildings and to approve determination that Sec. 502.5 allows an expansion of special exception granted under RA zoning.

Acres: 0.777  
District: 9th

Dear Mr. Hammond:

The proposed office building can be expected to generate approximately 380 trips per day.

MSF/rjg

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

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

December 17, 1981

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

Dear Mr. Hammond:

Comments on Item 102, Zoning Advisory Committee Meeting of November 24, 1981, are as follows:

Property Owner: William F. Wilke, Inc.  
Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Hearings for amendment to previous special exception Case #69-252 X & 79-49 XA for approval of a new office building in lieu of additions to existing buildings and to approve determination that Sec. 502.5 allows an expansion of special exception granted under RA zoning.

Acres: 0.777  
District: 9th

Metropolitan water and sewer are available.

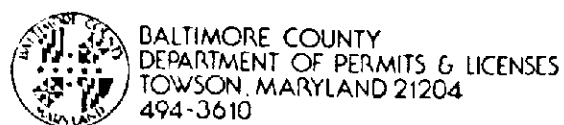
The parking area/s should be surfaced with a dustless, bonding material.

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,

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

BHS/mgt



TED ZALESKI, JR.  
DIRECTOR

December 3, 1981

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

Dear Mr. Hammond:

Comments on Item #102 Zoning Advisory Committee Meeting, November 24, 1981  
are as follows:

Property Owner: William F. Wilke, Inc.  
Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Road  
Existing Zoning: D.R. 16  
Proposed Zoning:

Acres: 0.777  
District: 9th

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, 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 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 - A three story structure shall have an elevator complying with the State Handicapped Code - Parking spaces for handicapped do not comply with Code. Show access to building, curb cuts, ramps, etc. for handicapped.

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*  
Charles E. Burnham, Chief  
Plans Review

CER:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert F. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 18, 1981

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

Z.A.C. Meeting of: November 24, 1981

RE: Item No: 94, 95, 96, 97, 98, 99, 100, 101, 102  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population (except Item 101).

Item 101 has no adverse effect on student population.

Very truly yours,

*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

A. L. SNYDER  
SURVEYOR  
1911 HANOVER PIKE  
HAMPSTEAD, MARYLAND 21074  
(301) 239-7744

Description for

Special Hearing to Amend

Previous Special Exceptions for 8829 and

8831 Satyr Hill Road

9th Election District, Baltimore County, Maryland

Beginning for the same on the east side of Satyr Hill Road 180 feet more or less

southerly from the centerline of Lowell Ridge Road and running thence:

1.) N 64° 53' 5" E 190.55 feet, thence

2.) S 65° 00' 00" E 165.85 feet, thence

3.) S 64° 53' 54" W 193.82 feet, to the east

side of Satyr Hill Road and running with it the follow-

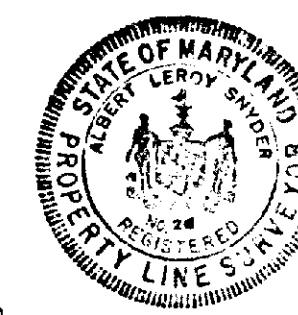
ing two courses and distances

4.) S 30° 12' 56" W 85.06 feet and thence

5.) N 14° 25' 05" W 85.51 feet to the place

of beginning.

Containing 0.7769 acres of land more or less.



MEMBER Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.L.S.M. • C.C.A.S.E.

## PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing  
LOCATION: East Side Satyr Hill Road, 180' South of Lowell Ridge Road  
DATE & TIME: Tuesday, June 1, 1982 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:

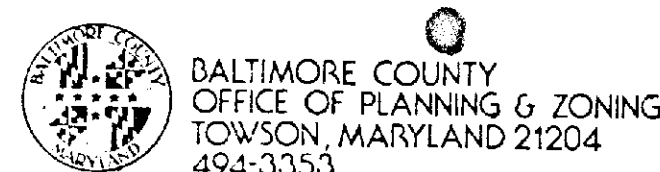
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to site plans in Case #69-252-X and 79-49-XA to remove restrictions pertaining to expansion of existing structures to allow construction of a new office building; a determination that Section 502.5 (Bill No. 167-80) allows an expansion of a special exception granted under R.A. zoning to be in excess of 25% of the floor area originally granted; and, a determination that the property between 8831 and 8829 Satyr Hill Road should be approved for office use.

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

Being the property of William F. Wilke, Inc. as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 1, 1982 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



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 28, 1982

Norman Sheer, Esquire  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

Re: Petition for Special Hearing  
E/S Satyr Hill Rd., 180' S of Lowell  
Ridge Road  
William F. Wilke, Inc. - Petitioner  
Case #82-256-SPH Item #102

Dear Sir:

This is to advise you that \$68.93 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room #13, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:aj

May 3, 1982

Norman Sheer, Esquire  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

### NOTICE OF HEARING

Re: Petition for Special Hearing  
E/S Satyr Hill Rd., 180' S. of Lowell Ridge Road  
William F. Wilke, Inc. - Petitioner  
Case #82-256-SPH

TIME: 10:30 A.M.

DATE: Tuesday, June 1, 1982

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

TOWSON, MARYLAND

cc: William F. Wilke, Inc.  
c/o A. C. Seeman, Jr., Pres.  
8831 Satyr Hill Road  
Baltimore, Maryland 21234

Mr. & Mrs. William F. Wilke  
2209 Eastlake Road  
Timonium, Maryland 21093

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

LAW OFFICES  
NORMAN SHEER  
ATTORNEY AT LAW  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

Office  
(301) 661-5320

November 6, 1981

Home  
(301) 833-3394

Mr. Douglas A. Swam  
Office of Zoning  
County Office Building  
Room 113  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: 8829-8831 Satyr Hill Road

Dear Mr. Swam:

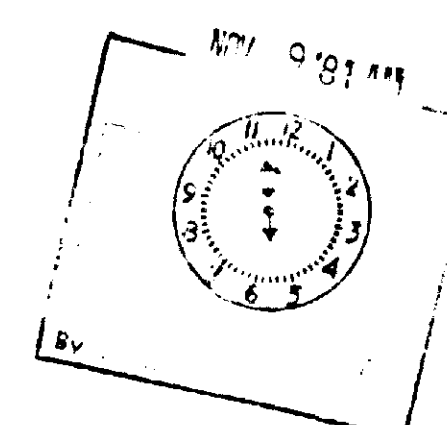
As per our discussion, enclosed herein find executed Petition for Special Hearing which I would appreciate your filing.

If there are any questions in regard to this matter, please contact me as soon as possible. Your cooperation is appreciated.

Sincerely yours,

*Norman Sheer*  
Norman Sheer

NS:hs  
Enclosure



LAW OFFICES  
NORMAN SHEER  
ATTORNEY AT LAW  
8829 Satyr Hill Road  
Baltimore, Maryland 21234

Office  
(301) 661-5320

Home  
(301) 833-3394

September 30, 1982

ZONING COMMISSIONER  
County Office Building  
Towson, Maryland 21204

RE: Petition for Special Hearing  
E/S of Satyr Hill Road, 180' S of  
Lowell Ridge Road - 9th Election  
District  
William F. Wilke, Inc. - Petitioner  
NO. 82-256-SPH (Item No. 102)

Dear Sir:

The undersigned as Attorney for Petitioners:

William F. Wilke, Inc.  
A.C. Seeman, Jr., President  
8831 Satyr Hill Road  
Baltimore, Maryland 21234; and

William F. and Mary N. Wilke  
2209 Eastlake Road  
Timonium, Maryland 21093

heretby files an Appeal to the County Board of Appeals to Order dated September 13, 1982, passed by William E. Hammond, Zoning Commissioner, in the above referenced matter.

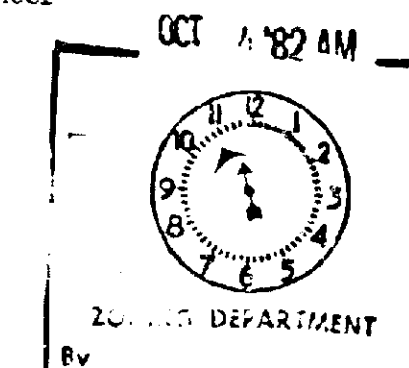
My check in the amount of \$85.00 is herein enclosed.

Very truly yours,

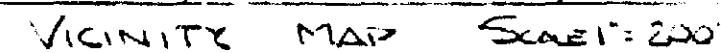
*Norman Sheer*  
Norman Sheer

NS/ns  
cc: William F. Wilke, Inc.  
A.C. Seeman, Jr., President

Enclosure

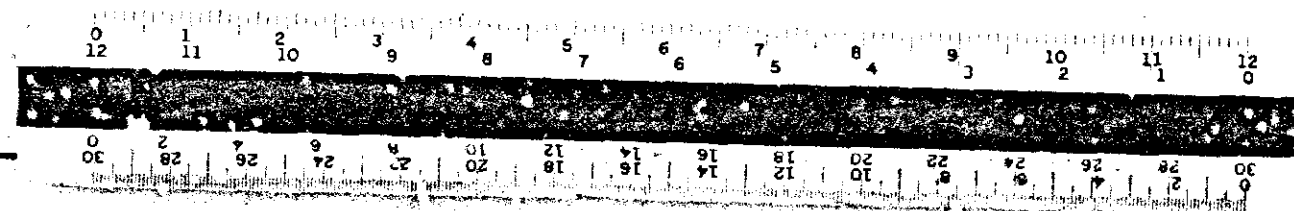


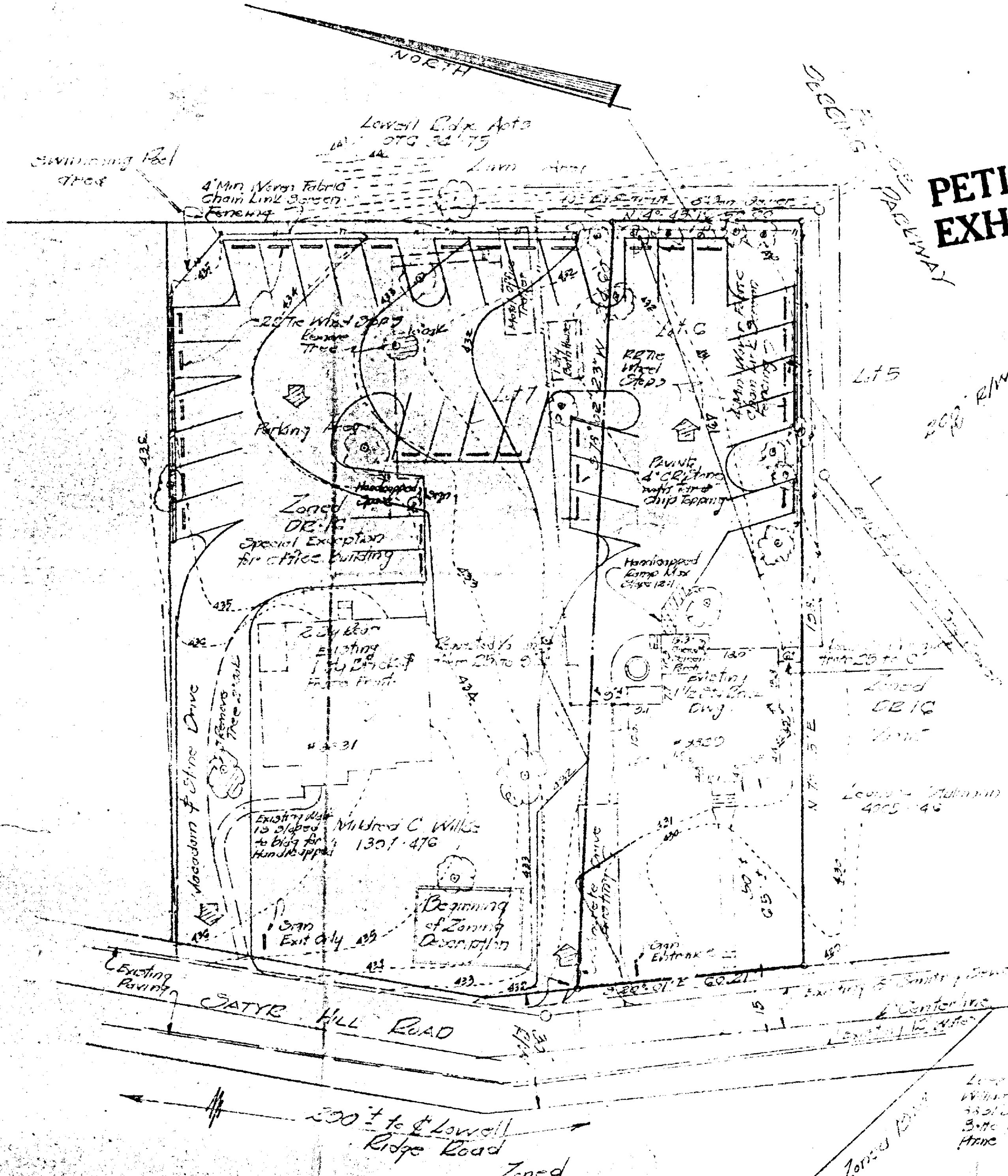




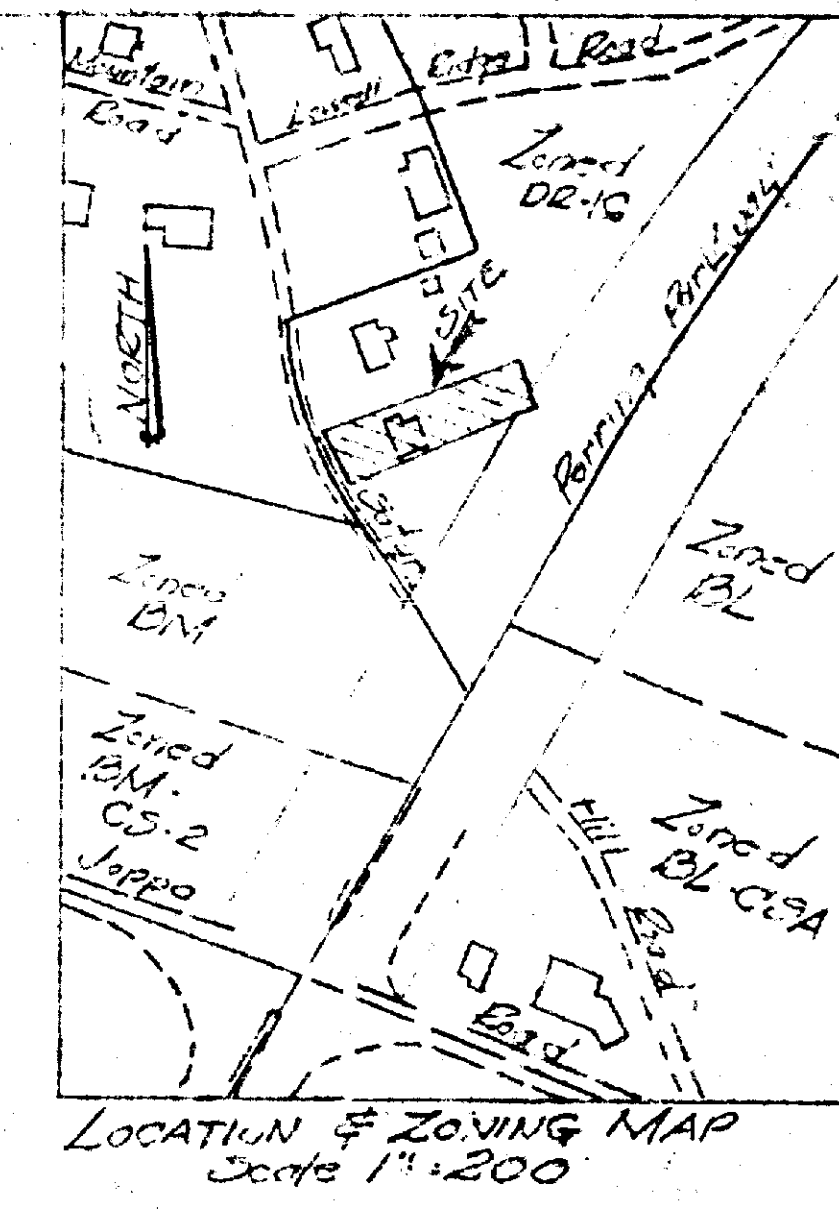
- 1) Previous Petitions - 60-252-X and 79-43-XA
- 2) Existing Zoning - DR16 With Special Exception for Office Building
- 3) This Petition is to amend the previous Special Exceptions to permit building a new Office Building rather than remodel the existing.
- 4) Setbacks - Rear 40' Sides 40' Front 33'
- 5) Building Area 7900 SF each floor  
3 Floors = 23,700 SF Total
- 6) Parking Requirements  
1st Floor =  $7900/300 = 26.3$  Spaces  
2nd Floor =  $7900/500 = 15.8$  Spaces  
3rd Floor =  $7900/500 = 15.8$  Spaces  
Total Spaces required = 57.9  
Total Spaces provided = 60
- 7) Building Height = 36'
- 8) Area 0.80 Acres
- 9) Existing Use - Offices for Contractor

Item #102





# **PETITIONER'S EXHIBIT 1**

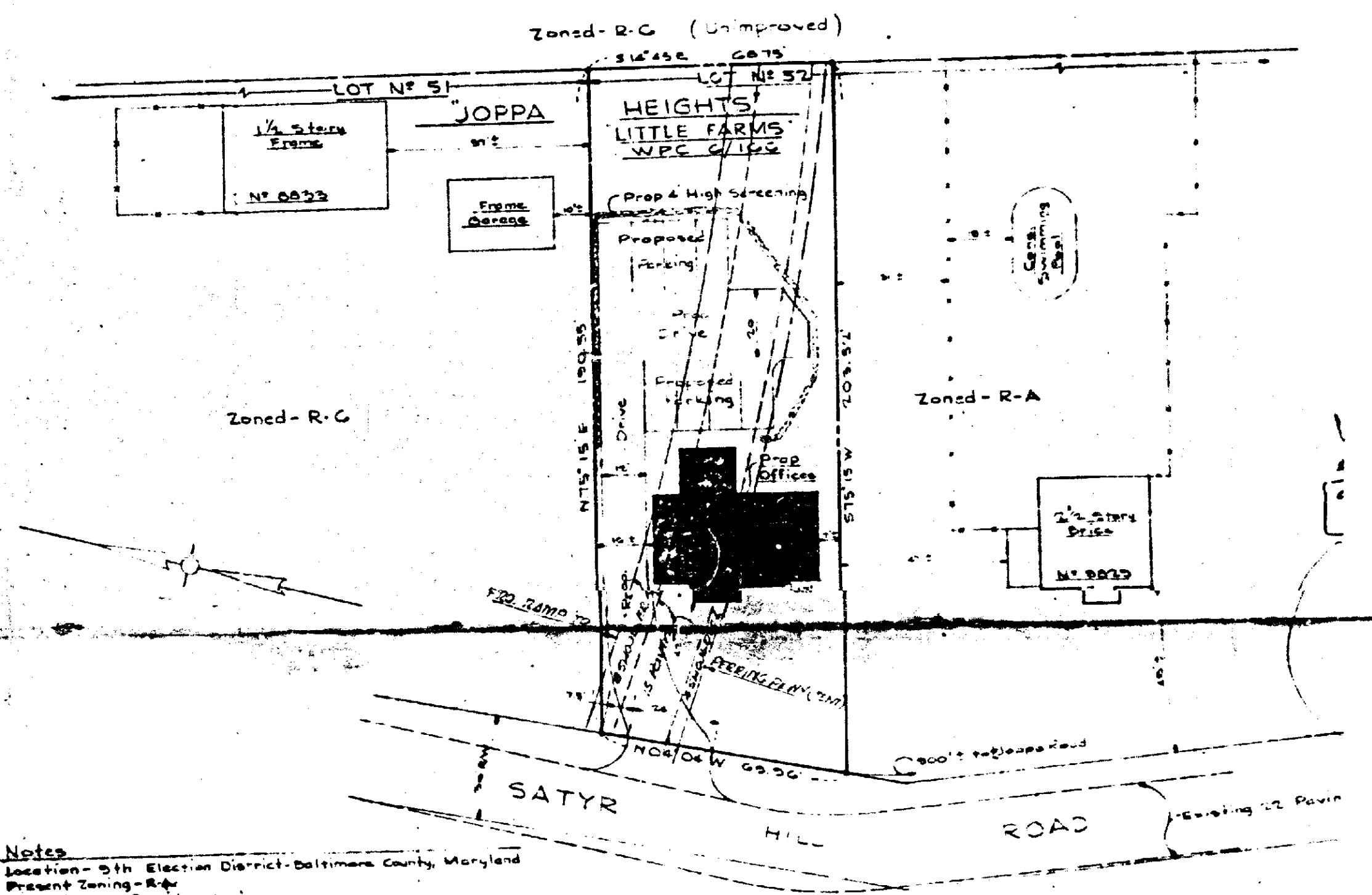


- ZONING DATA**
1. Existing Zoning of Tract DE-10
  2. Proposed Zoning of Tract DE-10 with Special Exception for Office Building
  3. Requested Side Yard Variance from 25' to Existing 3' and 5'.
  4. Existing Gross Acreage 0.25 Acres
  5. Area of Building 1st Floor 1140 SF 2nd Floor 1140 SF
  6. Required Parking 1st Floor 1140 SF 2nd Floor 1140 SF
  7. Proposed Parking 33 Spaces
  8. Height 27' 0"
- NOTE: THE OFFICE USE SHALL BE RESTRICTED TO CONVERSION OF THE EXISTING DWELLING ONLY. (RESTRICTION #2 ZONING ORDER 79-40-X4)

PLANS APPROVED  
 CIVIL ENGINEER PLANS & ZONING  
 BY *[Signature]*  
 DATE 3-2-79  
 79-40XA

MICROFILMED

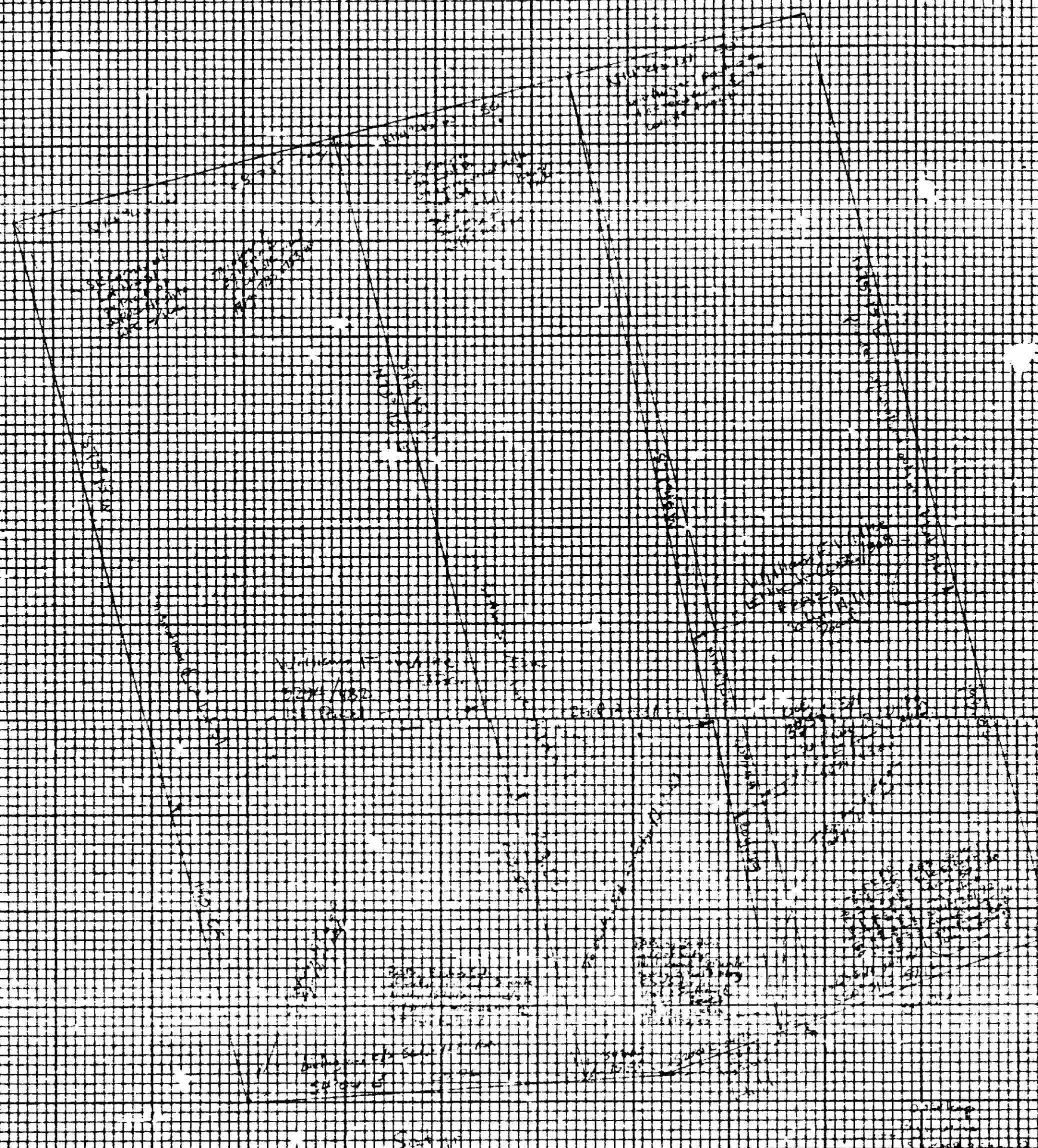
**SITE PLAN**  
**3820 SATYR HILL ROAD**  
 5th Election District  
 Scale 1"=20  
 CIVIL ENGINEER  
 FRANK J. Lough Jr.  
 2551-225  
 1010 3rd St. N.W.  
 WASHINGTON, D.C. 20037  
 Phone 661-5800  
 APRIL #1402-78  
 12CA #78-12X  
 DAVID W. DALLAS, JR. & SONS  
 CIVIL ENGINEERS  
 7006 HARFORD RD., BALTO., MD. 21234  
 254-4555  
 REVISED 10/15/78  
 REVISED 10/15/78  
 REVISED 10/15/78



- Notes**
- 1. Location - 5th Election District, Baltimore County, Maryland
  - 2. Present Zoning - R-C
  - 3. Present Use - Residence
  - 4. Proposed Zoning - Special Exception for Office in a R-A Zone
  - 5. Proposed Use - Office
  - 6. Area - 0.511 Acres
  - 7. Area of 1st floor Office Space - 1450'
  - 8. No. of Required Parking Spaces - 33
  - 9. Area of 2nd floor Office Space - 1450'
  - 10. No. of Required Parking Spaces - 33
  - 11. No. of Proposed Parking Spaces - 33
  - 12. Size of Proposed Parking Space - 30' x 100'

# **PETITIONER'S EXHIBIT 3**

|                     |                        |
|---------------------|------------------------|
| EVANS, HAGAN & SONS |                        |
| 1010 3rd St. N.W.   | WASHINGTON, D.C. 20037 |
| Phone 661-5800      |                        |



**PETITIONER'S  
EXHIBIT**

