

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 148 Zoning Advisory Committee Meeting February 15, 1983 are as follows:

Property Owner: Garrett E. & Patricia C. Deane, M.D.
Location: 5/2 Frederick Rd. 103.5' E. of Forest Drive
Existing Zoning: D.R. 3
Proposed Zoning: Special Exception for doctor's office

Acres: 0.826
District: 1st

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and other applicable Codes.
- X B. A building and other miscellaneous permits 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. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-6" of lot line. A firewall is required if construction is on the lot line, See Table 101, Item 1, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. 2-3 necessary building to "B" Business use.
- 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 which a proposed change in use is proposed can comply with the height area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments: Provide 1 hour fire separation between the residential and business areas. Section 312.2.

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

Very truly yours,

Charles E. Burham
Charles E. Burham, Chief
Plans Review

CER:vtj

FORM 61-82

March 11, 1983

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 2/21/83

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

Z.A.C. Meeting of: 2/15/83

RE: Item No: 148, 149, 150, 151, 152
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,

W. Nick Perovich
W. Nick Perovich, Assistant
Department of Planning

WNP/bp

8 South Beaumont Ave.
Baltimore, Md. 21228
April 26, 1983

Re: Case #83-238-X
Dr. Dean, Petitioner

Jean Marie Jung
Deputy Zoning Commissioner
111 W. Chesapeake Ave.
Baltimore, Md. 21204

Dear Deputy Commissioner Jung:

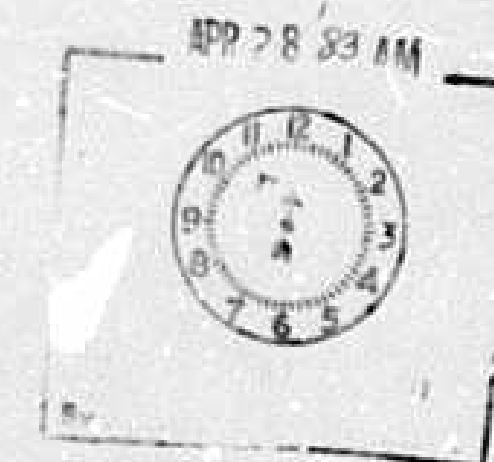
Thank you for speaking with me by 'phone on April 25, 1983. You indicated you would send each of the neighbors who spoke at the hearing, a copy of your decision.

I would like to thank you for your courtesy in this matter.

Very truly yours,

Marguerite E. Brenner

Marguerite E. Brenner



Protestants

Argy F. Buchness
Herbert H. Sprinkle, Jr.
Marguerite Brenner
Mary H. Buchness

8 South Beaumont 21228
1 Forest Drive 21228

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

Description to Accompany Zoning Petition
for Special Exception for Medical Offices As
An Accessory Use In an Existing DR 3.5 Zone
No. 1163 Frederick Road

December 21, 1982

Beginning for the same at a point on the south side of Frederick Road, said point distant 103.5 feet more or less east of the corner formed by the intersection of the south side of Frederick Road with the east side of Forest Drive, and running thence easterly on the south side of Frederick Road (1) North 81° 10' East 50' to a point, thence leaving Frederick Road and running the three following courses viz: (2) South 08° 50' East 400'; (3) South 81° 10' West 90' and (4) North 08° 50' West 4' to the place of beginning

Containing 0.826 acres of land more or less.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.



PETITION FOR SPECIAL EXCEPTION

1st Election District

ZONING: Petition for Special Exception

LOCATION: South side of Frederick Road, 103.5 ft. East of Forest Drive

DATE & TIME: Thursday, April 21, 1983 at 9:30 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 Exception for a doctor's office

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

Being the property of Garrett E. Deane, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 21, 1983 at 9:30 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

To: Chairman - Zoning Commission Hearing Board
From: Robert J. Sopka
Subject: Case No. 83-238-X
Date: April 21, 1983

Since I cannot be present at the Zoning Commission hearing regarding Case No. 83-238-X, I have expressed my concerns in the attached letter. I have requested that Mr. Herbert Sprinkle present this document at the hearing for inclusion into the proceedings. Mr. Sprinkle has my permission to read the letter on my behalf if he and the commissioners find this to be appropriate. Thank you

Robert J. Sopka
Robert J. Sopka
5 Forest Dr.
Catonsville, MD 21228

Robert J. Sopka
5 Forest Dr.
Catonsville, MD 21228
April 21, 1983

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

Re: Case No. 83-238-X
Petitioner - Garrett E. Deane, et. ux.
Special Exception Petition

Dear Sir,

In considering the petition of Mr. and Mrs. Garrett Deane for a special exception for medical offices, I request that the commission carefully consider two interrelated aspects of the plan - storm water runoff and parking.

My property (5 Forest Drive, shown on the site development plat as belonging to George W. Tharle) adjoins the rear of the subject site. There is approximately a 12 foot elevation drop from the front to the rear of the Deane property as shown on photogrammetric contour map of the neighborhood. The recent addition of a swimming pool and associated re-grading of the lot has steepened the slope over that shown on the earlier survey. During times of moderate rainfall (1 to 2 inches in 24 hours) the runoff is presently sufficient to produce 1 to 2 inches of standing water in the rear section of the subject site (just across my property line) and a stream of running water along my northern boundary. This drainage pressure, largely relieved through my property, results in seepage through the foundation of my house and into my garage. During the heaviest rains, I have significant accumulations of water in my basement. My concern is that the drainage from the subject site is presently the maximum that can be tolerated and further development on the watershed will exacerbate an already critical problem.

Because of this existing runoff problem, I am concerned most specifically with the plans for paving to provide for off-street parking. As I believe others will note in the hearing, the library directly across Frederick Road from the subject site attracts sufficient traffic to occupy the available spaces along Frederick Road. In order to keep the additional parking from congesting the side streets, the site development plan's provision for parking is probably inadequate. The only space available for more parking is in the rear where, as I have previously noted, the watershed cannot handle additional runoff.

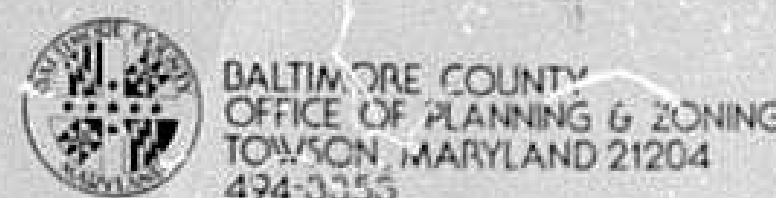
PROTESTANT'S
EXHIBIT 1

The petition requests that the entire property be included in the zoning exception. I think it reasonable to expect that once the character of the property is changed from a residence to a medical office site, there will be motivation to add parking on the remaining portion of the lot. This, I believe, would have most serious ramifications to the structures on my property.

I hope that the zoning commission will note the concerns I am expressing and take action appropriate to protect my property as well as that of my neighbors.

Thank you for your consideration.

Robert J. Sopka



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1983

Dr. and Mrs. Garrett E. Deane
1103 Frederick Road
Catonsville, Maryland 21228

RE: Petition for Special Exception
S/S of Frederick Rd., 103.5' E
of Forest Drive - 1st Election
District
Garrett E. Deane, et ux - Petitioners
NO. 83-238-X (Item No. 148)

Dear Dr. and Mrs. Deane:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. John Strong Smith
G.W. Stephens, Jr. and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Mr. Herbert Sprinkle
3 Forest Drive
Baltimore, Maryland 21228

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
P.O. Box 5817
Towson, Maryland 21204

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

Dr. George Buchness
1 Forest Drive
Baltimore, Maryland 21228

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 4, 1983

Mr. & Mrs. Garrett E. Deane
1103 Frederick Road
Baltimore, Maryland 21228

RE: Item No. 148
Petitioner - Garrett Deane, et ux
Special Exception Petition

Dear Mr. & Mrs. Deane:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Mr. George Wittman 559-1350
State Highway Administration

Mr. Michael Flanigan 494-3554
Department of Traffic Engineering

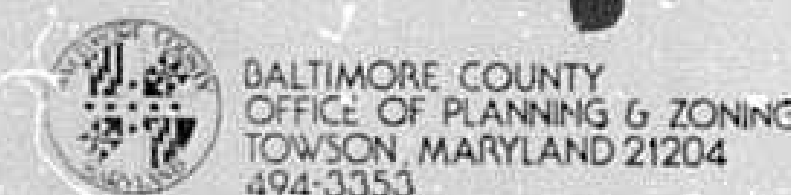
In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

cc: Mr. John Smith 303 Allegheny Ave. Towson, Md. 21204



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 13, 1983

Dr. and Mrs. Garrett E. Deane
1103 Frederick Road
Catonsville, Maryland 21228

RE: Petition for Special Exception
S/S of Frederick Road, 103.5' E of
Forest Drive
Case #83-238-X

Dear Dr. and Mrs. Deane:

This is to advise you that \$49.70 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 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. 117347

DATE 4/19/83 ACCOUNT R-01-615-000

AMOUNT \$49.70

RECEIVED FROM Patricia C. Deane
FOR Advertising & Posting Case #83-238-X

6 882*****497016 4198A

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5817
TOWSON, MARYLAND 21204
May 25, 1983

JAMES H. COOK
JOHN B. HOWARD
DAVID S. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. RECK, JR.
J. HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
FRANK A. LAFALCE, JR.
C. CARREY REELEY, JR.
M. KING HILL III
LAURENCE MACURE, JR.
ROBERT A. HOFFMAN

HAND DELIVERED

Mrs. Jean Jung
Deputy Zoning Commissioner
Baltimore County
111 W. Chesapeake Ave.
Baltimore, Maryland 21204

Re: Case No. 83-238-X
Petition of Dr. Garrett E. Deane, et ux

Dear Mrs. Jung:

Mrs. Marguerite Brenner has requested that I enter my appearance in the above matter. A hearing was held in late April on Dr. Garrett Deane's Petition for Special Exception for Medical Offices.

The subject property is located in a D. R. 3.5 Zone. I note that Section 1801.1.C does not provide for a Special Exception for Medical Offices in a D. R. Zone. Also, Bill No. 105-82 only permits doctors offices, by Special Exception, in R. C. Zones. Therefore, I respectfully submit that you should deny Dr. Deane's Petition for Special Exception.

Thank you for your attention to this matter.

Very truly yours,

Herbert R. O'Connor, III

HRO/kag

cc: Mrs. Marguerite Brenner
Mr. John Smith, G. W. Stephens, Jr., Co.

March 26, 1983

Mr. & Mrs. Garrett E. Deane
1103 Frederick Road
Catonsville, Maryland 21228

NOTICE OF HEARING

Re: Petition for Special Exception
S/S of Frederick Road, 103.5' E of
Forest Drive
Garrett E. Deane, et ux - Petitioners
Case No. 83-238-X

TIME: 9:30 A.M.

DATE: Thursday, April 21, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Mr. John Strong Smith
G. W. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

WILLIAM E. HAMMOND
ZONING COMMISSIONER

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

No. 112381

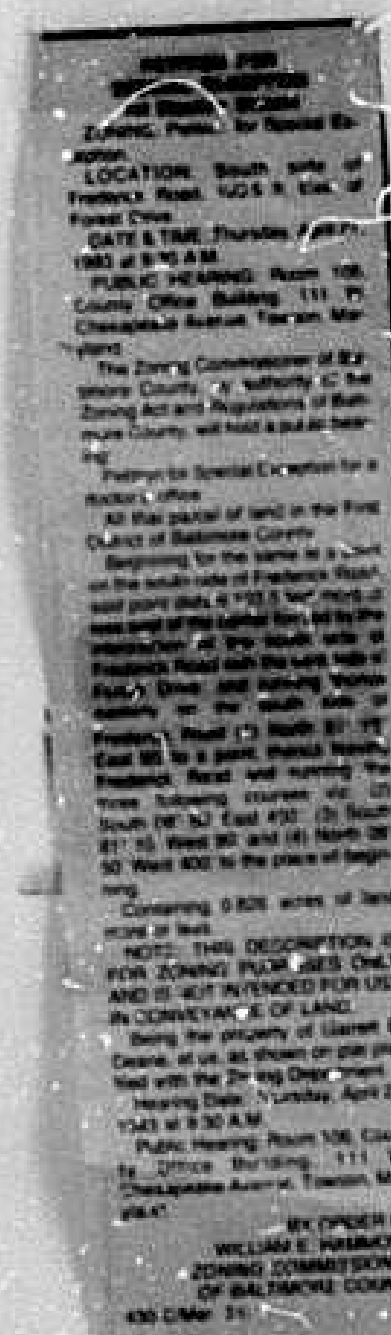
DATE 4/31/83 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM Garrett E. Deane M.D.
FOR Filing Petition # 148

6 139*****1000016 8012A

VALIDATION OR SIGNATURE OF CASHIER



THIS IS TO CERTIFY, that the unneeded advertisement of

Petition for Special Exception
Frederick Rd.

was inserted in the following:

Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 2 day of April 19 83, that is to say,
the same was inserted in the issues of

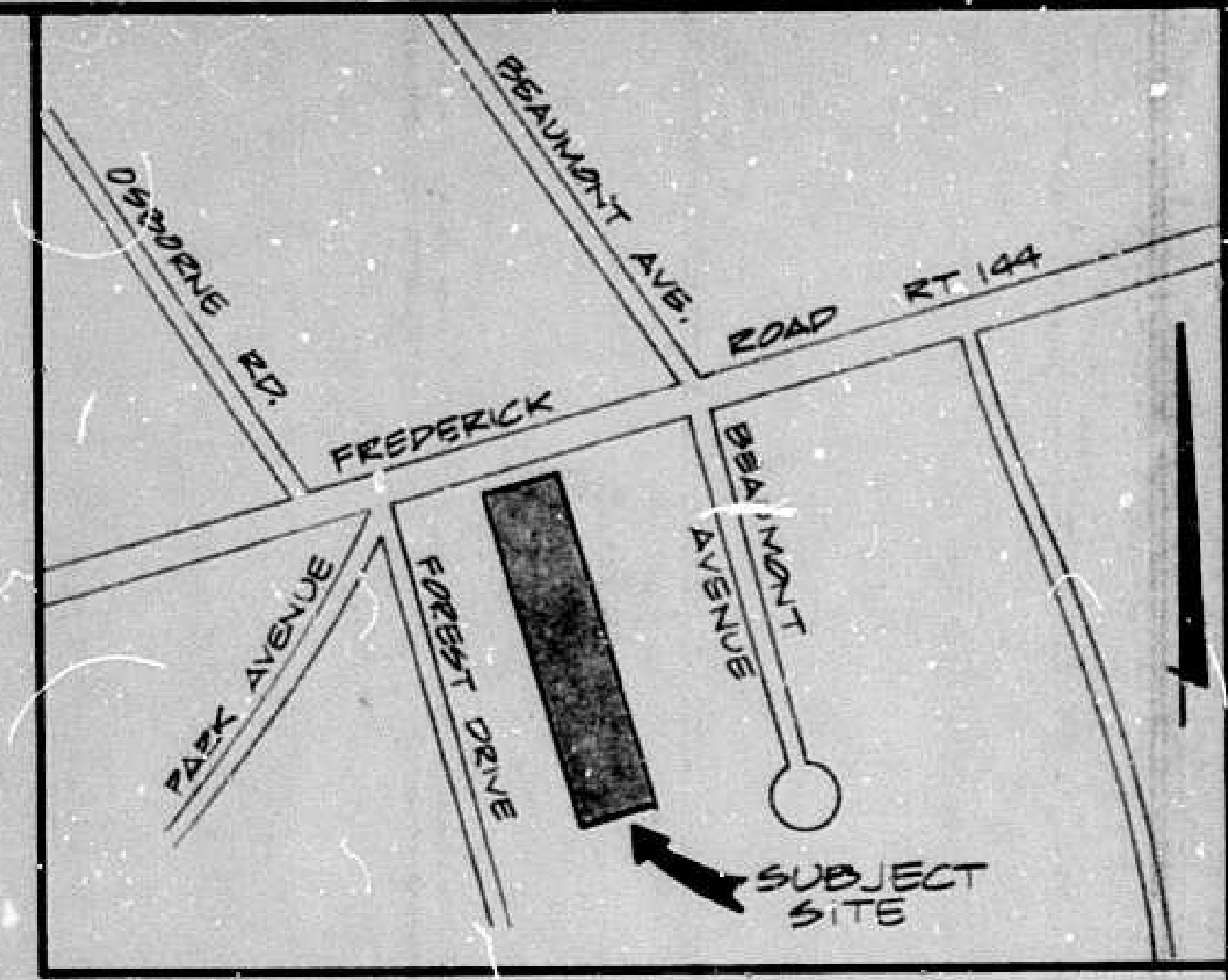
March 31, 1983

PATUXENT PUBLISHING CORP.
By

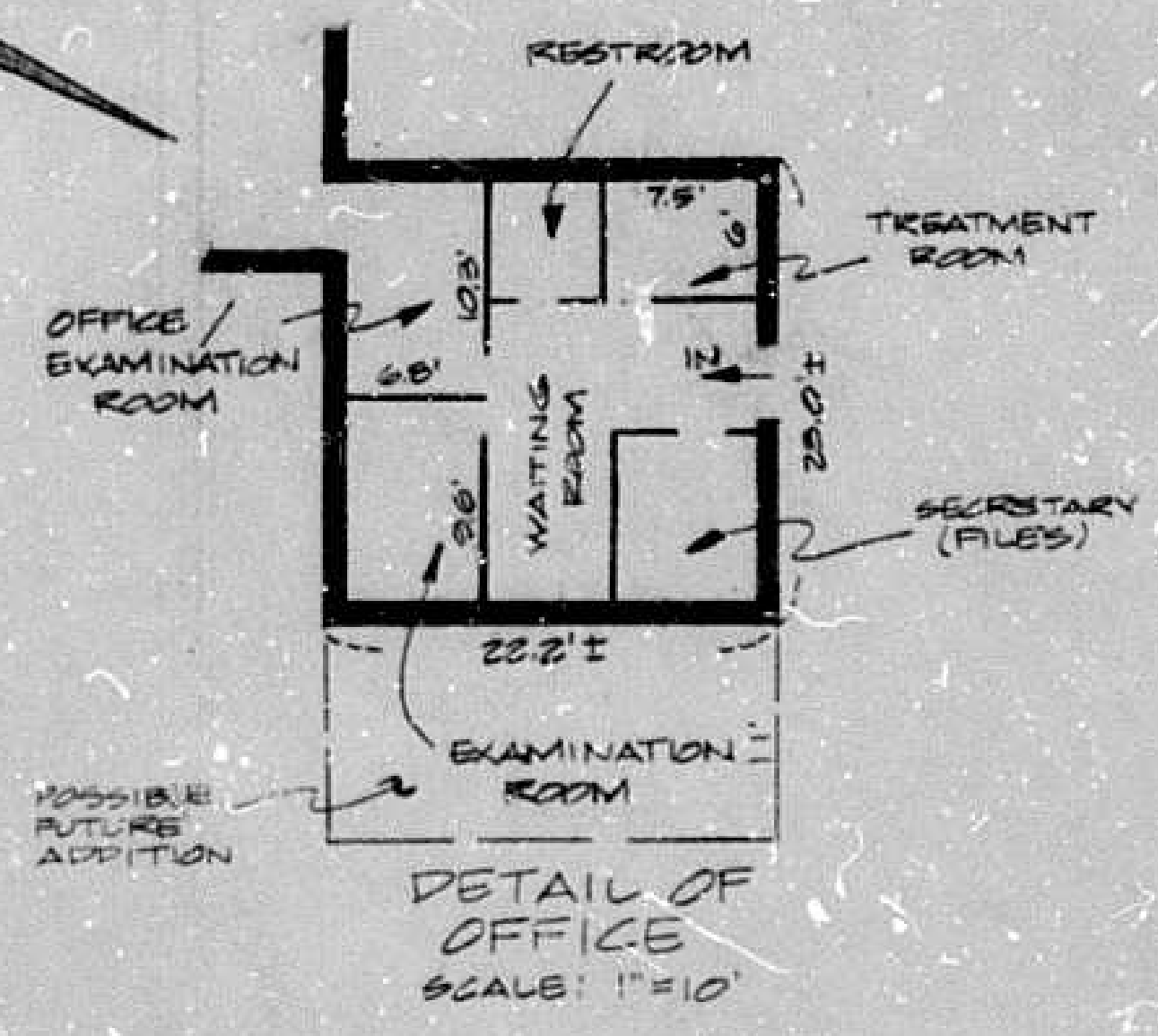
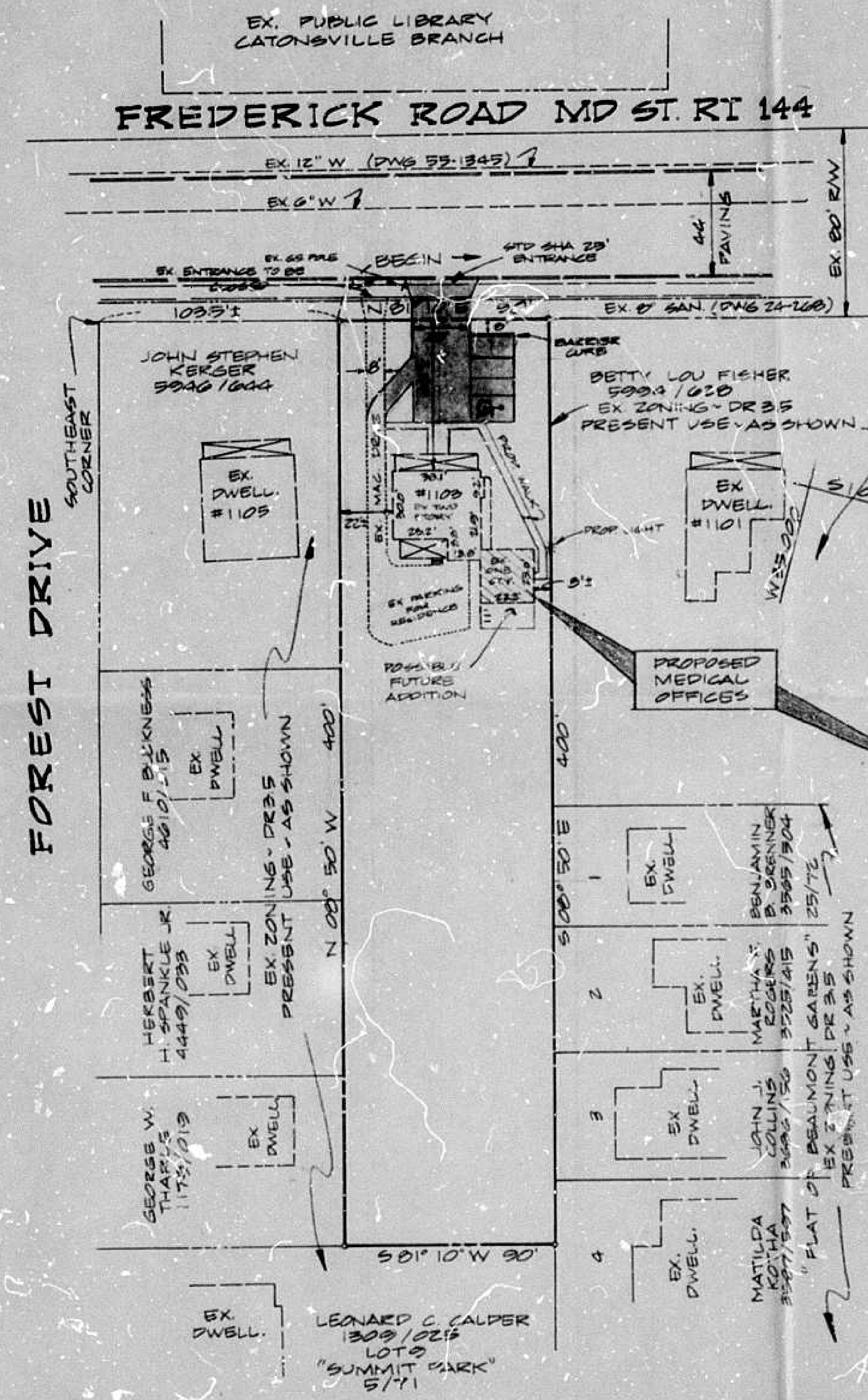
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
VS.
Defendant

CERTIFICATE OF PUBLICATION OF



LOCATION MAP
SCALE: 1"=200'



GENERAL NOTES

- 1) AREA OF SITE ~ 0.026 ACST
- 2) EXISTING ZONING ~ DR 3.5
- 3) EXISTING USE ~ RESIDENCE
- 4) PROPOSED USE ~ MEDICAL OFFICES AS AN ACCESSORY USE TO THE RESIDENCE
- 5) DEED REFERENCE ~ 6176/412
- 6) WATER AND SEWER EXIST
- 7) LIGHTING, AS SHOWN, SHALL BE DESIGNED AND NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS
- 8) PAVING SHALL BE A DURABLE DUST FREE SURFACE, PROPERLY DRAINED AND SHALL BE DETERMINED BY SOILS ENGINEER

PARKING TABULATION

(PARKING FOR RESIDENCE IS EXISTING IN REAR)
 PARKING FOR MEDICAL OFFICES
 1 SP REQ / 200 SF (INCLUDES FUTURE ADDITION) * 3 SPS REQ.
 PARKING PROP. * 4 SPS PROP.
 * INCLUDES 1 SP FOR THE HANDICAPPED (12'X20')
 PARKING SPACES (8.5' X 20' TYP)

ATTENTION IS DIRECTED TO BILL 02-02 WHICH DEALS WITH PROFESSIONAL OFFICES AS ACCESSORY USE TO RESIDENCES WHICH ALLOWS (BY SPECIAL EXCEPTION) A PROFESSIONAL OFFICE NOT OCCUPYING MORE THAN 25% OF THE FLOOR AREA OF THAT RESIDENCE IN THIS CASE TOTAL FLOOR AREA =
 TWO STY AREA (1264 SF EA FLOOR) = 2528 SF
 ONE STY AREA = 511 SF
 TOTAL EX FLOOR AREA = 3039 SF
 AT THIS TIME IT IS REQUESTED THAT EX ONE STORY WING BE CONVERTED TO OFFICES (511 SF / 3039 SF = 17%) WITH PROVISIONS MADE FOR A POSSIBLE FUTURE ADDITION OF 2428 SF OR (756 SF / 3039 SF = 25%)

PLAT TO ACCOMPANY ZONING PETITION
 for
 SPECIAL EXCEPTION FOR MEDICAL OFFICES
 AS AN ACCESSORY USE
 IN AN EXISTING DR 3.5 ZONE
 NO 1103 FREDERICK ROAD

BALTA CO, MD
 SCALE 1"=40'

PN 04787

ELECTION DIST. NO 1
 DECEMBER 21, 1992
 REV. MARCH 10, 1993 (SHA COMMENTS)

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.

ENGINEERS

303 ALLEGHENY AVE. TOWSON, MD. 21204



OWNER / PETITIONER

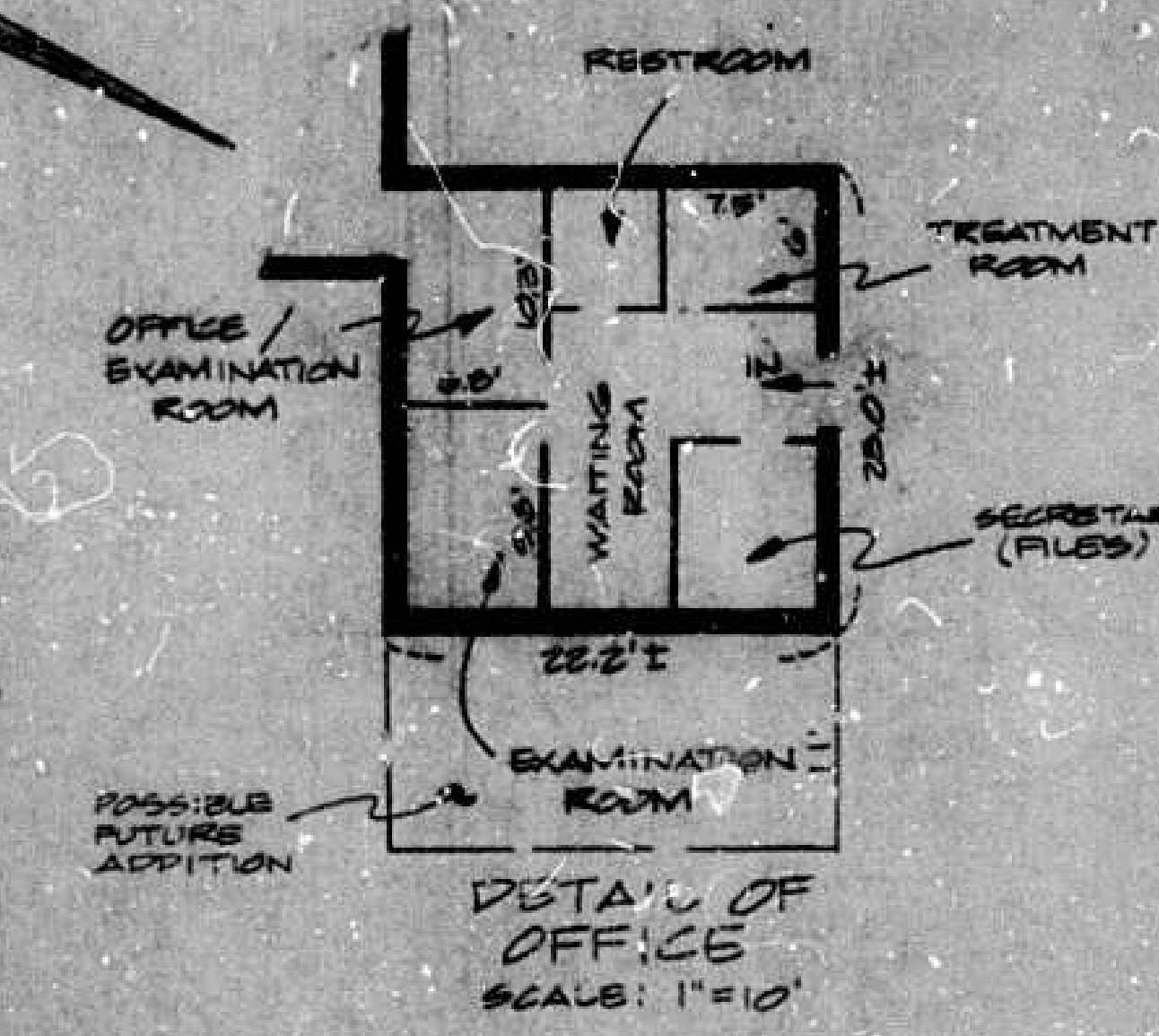
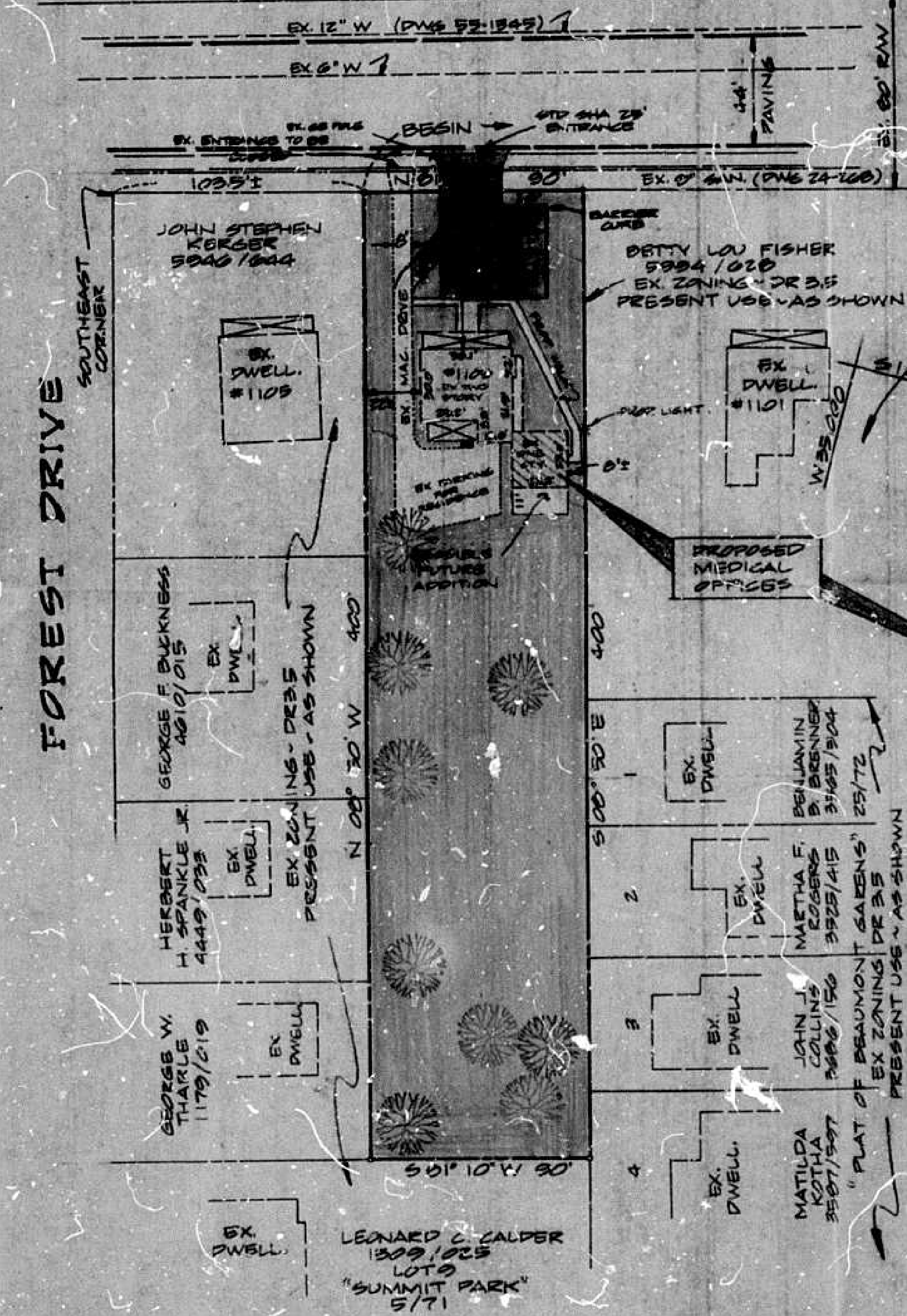
DR & MRS GARRETT DEANE
 NO. 1103 FREDERICK ROAD
 CATONSVILLE, MARYLAND
 21220



W 35.500
\$10,000

W 35.500
\$10,250

EX. PUBLIC LIBRARY
CATONSVILLE BRANCH
FREDERICK ROAD MD ST. RT 144



GENERAL NOTES

- 1) AREA OF SITE ~ 0.026 ACRES
- 2) EXISTING ZONING ~ DR 35
- 3) EXISTING USE ~ RESIDENCE
- 4) PROPOSED USE ~ MEDICAL OFFICES AS AN ACCESSORY USE TO THE RESIDENCE
- 5) DEED REFERENCE ~ 6176/412
- 6) WATER AND SEWER EXIST
- 7) LIGHTING, AS SHOWN, SHALL BE ERRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS
- 8) PAVING SHALL BE A DURABLE DUST FREE SURFACE, PROPERLY DRAINED AND SHALL BE DETERMINED BY SOILS ENGINEER

PARKING TABULATION

(PARKING FOR RESIDENCE IS EXISTING IN REAR)
PARKING FOR MEDICAL OFFICES
1 SP REQ / 300 SF (INCLUDES 1 SP)
PARKING PROP. # 4 SP PROP
* INCLUDES 1 SP FOR THE HANDICAPPED (12' X 20')
PARKING SPACES (8.5' X 20' TYP)

ATTENTION IS DIRECTED TO BILL 103-02 WHICH DEALS WITH PROFESSIONAL OFFICES AS ACCESSORY USE TO RESIDENCES WHICH ALLOWS (BY SPECIAL EXCEPTION) A PROFESSIONAL OFFICE NOT OCCUPYING MORE THAN 25% OF THE FLOOR AREA OF THAT RESIDENCE
IN THIS CASE TOTAL FLOOR AREA:
TWO STY AREA (1264 SF ± EA FLOOR) = 2528 SF ±
ONE STY AREA = 511 SF ±
TOTAL EX FLOOR AREA = 3039 SF ±
AT THIS TIME IT IS REQUESTED THAT EX ONE STY WING BE CONVERTED TO OFFICES (511 SF / 3039 SF = 17%) WITH PERMITS MADE FOR A POSSIBLE FUTURE ADDITION OF 2454 SF OF (156 SF / 3039 SF = 5%)

PLAT TO ACCOMPANY ZONING PETITION

SPECIAL EXCEPTION FOR MEDICAL OFFICES AS AN ACCESSORY USE IN AN EXISTING DR 35 ZONE

PETITIONER'S EXHIBIT No. 1

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
383 ALLEGHENY AVE. TOWSON, MD. 21204



OWNER / PETITIONER

DR. & MRS. BARRETT DEANE
NO. 1103 FREDERICK ROAD
CATONSVILLE, MARYLAND
21220

BALTO. CO., MD
SCALE 1"=40'

ELECTION DIST. NO 1
DECEMBER 21, 1982
REV. MARCH 10, 1983 (BHA COMMENTS)

PN 04737

