: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL EXCEPTION S/S of Frederick Rd., 103.5' OF BALTIM IRE COUNTY E of Forest Dr., 1st District : Case No. 83-238-X GANRETT E. DEANE, et ux, Petitioners. ::::::: ORDER TO ENTER APPEARANCE Mr. Commissioners Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, und of his passage of any preliminary or final Order in connection therewith. John W. Hessian, III Peter Max Zimmerman People's Counsel for Baltimore County Deputy People's Counsel Rm. 223, Court House Towsor, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 30th day of March, 1983, a copy of the foregoing Order was mailed to Dr. and Mrs. Garrett E. Deane, 1103 Frederick Road, Baltimore,

MD 21228, Petitioners; and Mr. Linus Strong Smith, c/o G. W. Stephens, Jr., & Assocs.,

Inc., 303 Allegheny Avunue, Towson, MD 21204, who requested notification.

John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner Norman L. Gerber, Director

Date April 7, 1983

Office of Planning and Zoning Zoning Petition No. 83-238-X Garrett E. Deane, et ux

The proposed use would not be inappropriate in this location provided that the site, and in particular the area of the site proposed for parking, be adequatly landscaped.

NEG: JGH:slo

cc: Arlene January Shirley Hess

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 112 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd of February , :983.

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Garrets W. Deane, et ux Petitioner's Attorney

Reviewed by: Techolog B. Commoder Naholas B. Commodari Chairman, Zoning Plans A visory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1983

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2170

Micholas B. Commodari

Chairman

- MEMBERS

Department of

Sureau of Fire Prevention

Bealth Department

Project Planning

Bu-Iding Dopartrent

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Indistrial

Ecoung Administration

Traffic Engineering

State Roads tormissi

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

RE: Item No. 148 - Case No. 83-238-X Petitioner - Garrett E. Deane, et ux Special Exception Petition

Dear Mr. & Mrs. Deane:

NBC:bsc Enclosures

The Zoning Plans Advisory Committee has reviewe 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.

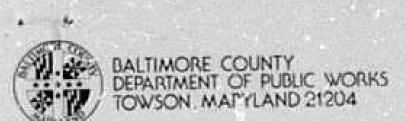
This hearing is required as a result of your proposal to convert a portion of the existing dwelling to a doctor's office.

In view of the fact that revised site plans were submitted that address the enclosed comments from the State Highway Administration, I scheduled this matter for a hearing. However, as of this writing, I have been unable to contact Mr. Wittman to determine if the revision meets with his approval. I spoke to your engineer, Mr. John Smith, and he indicated that the revision, as shown was verbally agreed to by Mr. Wittman. This matter should be fully discussed at the hearing.

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, Wehole C. Cameren or NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee cc: G.W. Stephens, Jr. 303 Allegheny Ave Towson, Md. 21204



HARRY I PISTEL ? E. DIRECTOR

March 21. 1983

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

> Re: Item #148 (1982-1983) Property Owner: Garrett E. and Patricia C. Deane, M.D. S/S Frederick Rd. 103.5' E. of Forest Dr. Acres: 0.826 District: 1st

Dear Mr. Hammond:

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

Highways:

Frederick Road (Md. 144) is a State Road; therefore, all improvements, intersections, entrances and draininge requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for a)1 grading, including the stripping of top soil.

Storm Drains:

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

Item #148 (1982-1983) Property Owner: Carrett E. and Patricia C. Deaze, M.D.

This office . . s no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 148 (1982-1983).

Very cruly yours,

RAM: EAM: FWR: PS

March 21, 1983

H-NE & ST Yey Sh its 10 & 11 SW 24 Pos. Sheets SW 3 F Topo 101 Tax Map

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 Zoring Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Loning Commissioner of Baltimore County, this 16 day of June, 1983, that the Petition for Special Exception for a doctor's office, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised March 10. 1983, and marked Petitioner's Exilibit 1, is hereby GRANTED, from and after the date of this Order, subject, nowever, to the following rest ictions:

- 1. The existing 22.2' x 23' single-story area shall be converted to offices for the doctor, whose primary residence is within the same building, and for no more than one nonresident professional associate and two nonregident employees.
- 2. The hours of operation shall be limited to six mornings and three evenings per week, and the nonresident professional associate shall not have office hours at the same time as the resident doctor.
- The site plan shall eliminate the possible future addition and shall revise the required parking tabulation to provide four spaces. The parking spaces shall be screened from both Frederick Road and the aujacent residential properties and shall include but not be limited to six foot compact plantings.

-4. The nonresident employees shall park at the rear of the residence.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including a detailed landscaping plan required for approval by the Current Planning and Development Division

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 19, 1985

Enclosed please find addendum comments for the above

Chairman

Very truly yours,

NICHOLAS B. COMMODARI

RE: Item No. 148 - Case No. 23-238-X

Special Exception Petition

Techalas & Commadere,

Zoning Plans Advisory Committee

Petitioner - Garrett E. Deane, et ux

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

Dr. & Mcs. Garrett E. Deane Nicholas B. Commodari 1103 Frederick Road Chairman Beltimore, Maryland 21228

MEMBERS Bureau of Engineering Department of Traffic Eng neering

Ecreau of .. Fire Prevention Health Department Project Planning Building Department Board of Education Industrial

Development

Dear Mr. & Mrs. Deane:

referenced case.

State Poads Commission Coping Administration

NBC:bsc Enclosure

cc: G. W. Stephens, Jr. 303 Allegheny Avenue Towson, Md. 21204



Maryland Department of Transportation

February 23, 1983

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

Ateention: Mr. N. Commodari

Le: ZAC Meeting of Feb. 15, 1983 ITEM: #148. Property Owner: Garrett E. & Patricia C. Deane, M.D. Location: S/S Frederick Rd. Route 144, 103.5' E. of Forest Existing Zoning: D.R. 3.5 Proposed Zoning: Special Exception for doctor's office Acres: 0.826 District: 1st

Dear Mr. Hanmond:

On review of the site plan of December 21, 1982 and field inspection, the State Highway Administration will require the plan to be revised.

FFR PR 83 AM

The revised plan must show the following:

- 1. The existing G & E pole #501239, 27'+ east of the wase property line and its relocation.
- 2. A depressed entrance of 25' in width with 3' transitions on each side of the entrance.
- 3. A barrier curb on or in back of the R/W line nosed down at the back of the sidewalk area to control egress at the entrance.

It is requested all approvals be withheld until the plan is revised, access permit is applied for, a letter is forwarded with permit application stating all financial and physical obligation

> My telephone number is (301) 659-1250 Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-3451 D.C. Metro - 1-800-492-5062 Statewide Toll Free P.G. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

February 23, 1983

have been made for relocation of the pole and a bond in the amount of \$3,000.00 is posted to guarantee construction.

> Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

Attachment

EX SO, SM

MONTO TEASHTUGE

DRIVE

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 2 TOWSON, MARYL AND 21204 825-7310

PAUL H REINCKE

March 30, 1583

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towsor, Maryland 22204

Attention: Nick Comertari, Chairman Zoning Plans / visory Committee

RE. Property Owner: Garrett E and Patricia C. Deane, M.D.

Location: S/S Fryderick Road 103.5' E. of Forest Drive

Item No.: 148

Zoning Agenda: Meeting of February 15, 1983

Centlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCERDS 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 operation.
- (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
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, At this time.

JK /mb/cm

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENC
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DITECTOR

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

> -ZAC- February 15, 1983 Property Owner: Garrett E. & Patricia C. Deane, M.D. S/S Frederick Road 103.5' E. of Porest Drive Existing Zoning:D.R. 3.5 Proposed Zoning: Special Exception for dector's office

April 8, 1983

0.226 Acres:

Dear Mr. Hammond:

District

The Department of Traffic Engineering has no comments for the special ex eption for a doctor's office.

ESF/ccm

April 13, 1983

It is requested all approvals be held until the plan is revised, access permit applied for and a bond of \$3,000.00 is posted.

Very truly yours,

Charle Cin Charles Lee, Chief Bureau of Engineering Access Permits

My telephone number is (301) 659-1350 By: George Wittman Teletypewriter for Instaired Hearing or Speech 55 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free CC: Kr. Ogle P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

CL:CW:maw

Maryland Department of Transportation

Mr. William Hammond Zonlag Commissioner County Office Building Towson, Maryland 21204 Attention. Mr. N. Commodari

Re: ZAC Meeting of Fab. 15, 1983 ITEM: #148. Property Owner: Garrett E. a Patricia C. Deane, M.D. Location: S/S Frederick Rd. Route 144, 103.5' E. of Forest Drive Existing Zoning: D.R. 3.5 Proposed Zoning: Special Exception for doctor's office Acres: 0.826

Lowell K. Bridwell

M. S. Caltrider

District: 1st

Doar Mr. Hammond:

On review of the revised site plan of 3-10-83, the State Highway Acministration offers the following comments.

The concept of the reconstructed access is generally acceptable, however, the existing G & E pole #501239 appears to be very close to the entrance transition.

We strongly recommend the access by shifted to the west that (3' minimum to 6' maximum) to prevent conflict with the existing 4-19-83

March 11, 1983

Mr. Villiam S. Hasmond, Zoning Commissioner Office of Fisching and Zoning County Office Building Townon, Maryland 21204

Comments on Item # 118 Zoning Advisory Committee Meeting February 15, 1983

Property Owner: Garrett E. & Patricia C. Deane, M.D. Location: S/S Frederick Rd. 103.5' E. of Forest Drive Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctor's office

Acres 0.825

The items checked below are applicables

- X A. All etructure shall conform to the Baltimore to verty Building Code 1981/ Council Pill 5-82 State of Karyland Code for the Mandicarpet and / medi and other applicable Codes.
- X B. A building/and other miscellaneous perwite shall be required before beginning
- C. Residentials Three sets of construction drawings are required to file a permit application. Architect/Engineer seel is/is no' remind.
- 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 exterior wall erected within 5'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of les lines. A firewall is required if occasionation is on the lot line, See Table 501, line 2, Section 1507 od Table 2,02.
- 7. Requested variance conflicts with the Baltimore County Building Code,
- X . A dumme 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 Gods requirements for the proposed change. Brawings may require a professional seal. R-3 accessory building to "B" Business ums.
- 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 sire --- to which a proposed change in use is proposed can comply with the height, area represents of Table 505 and the required porstruction classification of Table 401.
- X 1. 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 Soming 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 (Plane Review) at 'll Vest Chicapeake Ave., 21206

FROM THE GUYSCE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. 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 eart of the corner formed by the intersection of the south side of Frederick Foad 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 canning the three following courses viz: (2) South 08° 50' East 400':(3) South 81° 10' Nest 90' and (4) North 08° 50' Ment

4" to the place of beginning Containing 0.826 acres of land more or less.

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



BALTIMORE COUNTY PUBLIC SCHOOLS

Towson, Maryland - 21204

Date: 2/21/83

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Suilding 1111 West Chesapeake Avenue Towson, Maryland 21294

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.

PETITION FOR SPECIAL EXCEPTION

Thursday, April 21, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Petition for Special Exception for a doctor's office

Avenue, Towson, Maryland

and Regulations of Baiting, e County, will hold a public hearing:

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

South side of Frederick Road, 103.5 ft. East of

1st Election District

Petition for Special Exception

Forest Drive

Very truly yours, Department of Planning

ZONING:

LOCATION:

DATE & TIME:

Robert Y. Dubel, Superintendent

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. 21.04

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.

Margiente & Brenner

Marguerite E. Brenner



5 Forest Dr. Catonsville, MD 21228 April 21, 1983

Protestante

Herry & Buchness Werbert W. Spronkk, Jr. Marguerite Brenner, 8 South Beaumont 21228 Mary H. Buchness, 14001st Druce - 21228

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

Re: Case No. &3-238-X Petitioner - Garrett E. Deane, et. ux. Special Exception Potition

Robert J. Sopka

Dear Sir.

In conside ing the petition of Er. 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 roar 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 lut has steepened the slope over that shown on the earlier survey. During times of moderate rainfa!1 (1 to 2 inches in 24 hours) the rutoff is presently sufficient to produce 1 to 2 inches of standing water in the mear 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 exacerhate an already critical problem.

Because of this existing runoff problem. : am concerned most specifically with the plans for paving to provide for off-streat parking. As. I believe others will note in the hearing, the library directly across Frederick Road from the subject sit; 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.

To: Chairman - Zoning Enemission Hearing Board From: Robert J. Sopka Subj .: Case No. 83-238-k Date: April 21, 1983

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

> 5 Forest Dr. Catonsville, MD 21228

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

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 size, there will be motivation to add parking on the remaining portion of the lot. This, I believe, would lave 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.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. & Mrs. Garrett E. Deane

Baltimore, Maryland 21228

Dear Mr. & Mrs. Deane:

department(s), would be required.

future course of action will be.

Mr. George Wittman 559-1350

State Highway Administration

Mr. Michael Flanigan 494-3554

Department of Traffic Engineering

11.3 Frederick Road

COUNTY OFFICE BLDG.

111 W. Chenapeake Ave. Tywson, Maryland 21204

Nicholas B. Cosmodar

Chairman

MEMBERS

Bureau of

Engineering

Baresu of

Industrial

Development

Tire Prevention

Smalth Dopartment

Project Planning

Boulding Department

sourd of Education

Toning Administration

Department of

Traffic Engineering

State Foads Commissio

March 4, 1983

RI: Item No.148

Recently, a meeting was held with various members of

bis 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

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 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 represent-ative(s), you should contact me at 494-3391 in order to

NEC:bsc cc: Wr. John Smith 303 Allegheny Ave. Towson, Md. 21204

Very truly yours,

NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

it should be referred to by the item number. Since

determine the outcome of said discussion and what your

Petitioner - Garrett Deane, et ux

Special Exception Petition

Thank you for your consideration.

DALTIM TIRE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

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 frederic: Rd., 103.5' E of Forest Drive - 1st Election District Garrett E. Deane, et ux - Petitloners 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.

> ery truly yours. Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

He bert k. O'Conor, III, Esquire 210 Allegheny Avenue P.O. Box 5517 Towson, Maryland 21204

Dr. George Buchness 1 Forest Drive Baltimore, Maryland 21228

Mr. Herbert Sprankle 3 Forest Drive Baltimore, Maryland 21228

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

JAKES H. COOK

JOHN B. HOWARD

DAVID D. DOWNES

FRANK A LAFALCE, JR.

C. CARET DEELE", JR.

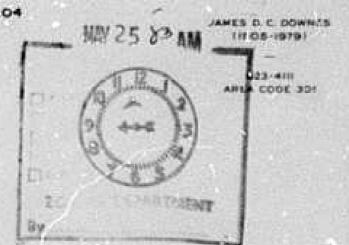
ROBERT A. HOFFHAN

M. KING HILL, III LAURENS MACJURE, UR

LAW OFFICES COOK, HOWARD, DOWNES & TRACY

ZID ALLEGHEN/ AVENUE P. O. BOX 5517 TOWSON, MARYLAND 21204 May 25, 1983

DANIEL O'C. TRACT, JR JOHN H. ZINK, III JOSEPH C WICH, JR. HENRY B. PECK, JR. ERBERT N. O'CONOR, T' THOMAS L. HUDSON



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. Carrett E. Deane

Dear Mrs. Jung:

Mrs. Morguerite 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. G. 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'Conor, III

HRO/kag

Mr. John Smith, G. W. Stephens, Jr., Co.

8 South Beaumont Ave. Baltimore, Md. 21223 May 24, 1983 Re: Case #83-238-X

GARRETT E. Italy

Dr. Dean, Petitioner

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

Dear Deputy Commissioner Jung:

This is to advise you that I have retained Herbert R. O'Conor III, Esquire, of 210 Allegheny Ave., Towson, Md. 21204 to represent my interests in the above captioned matter, which is presently pending before you. We would both like to be advised of your decision in this matter. If Dr. Dean's petition is granted this is to advise you that we intend to appeal this matter to the County Board of Appeals.

We trust that you can act favorbly in our behalf. We want to preserve the fine residental quality of our neighborhood.

Thank you tor your attention in this matter.

Very truly yours,

Marguerite E. Brenner

cc: Herbert R. O'Connor III , Esq.

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

WILLIAM E HAMMOND ZONING COMMISSIONER

April 13, 1983

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

> Re: Fatition for Special Exception S/S 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, Marvland, and remit to Arlene January. Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours.

"ILLIAM E. HAMMOND Zoning Commissioner

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

DATE 4/19/53

No. 117347

ACCOUNT R-01-615-000 ANDUNY \$49.70

ARCEIVED Patricia C. Deane Advertising & Posting Case #83-238-X

C 052+0+0+4970:0 5198A

VALIDATION OR SIGNATURE OF CASHIER

March 22, 1983

Mr. & Mrs. Garrett E. Desne 1163 Frederick Road Catoneville, Maryland 21228

> NOTICE OF HEARING Ros Petition for Special Exception S/S of Frederick Road, 103.5' E of Forest Drive Garrett E. Denn, et an - Petitionere Casa No. 87-278-X

TIME: 9:31 A.M.

DATE: Thursday, April 21, 1983

PLACE: Room 106, Courty Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Mr. John Strong Smith G. W. Stephens, Jr. & Associatec, Inc. 305 Allegheny Averse Towson, Maryland 21204

NG COMMISSIONER OF TIMORE COUNTY No. 112381

MISCELLANFOUS CASH RECEIPT 01-615-000

C 139***** 19500:0 8018A

BALTIMORE COUNTY, MARYLAND

DIFFICE OF FINANCE - REVENUE DIVISION

VALIDATION OR SIGNATURE OF CASHIER

10750 Little Problems Physics Columbia, MD 21044 March 31

THIS IS TO CERTIFY, that the unnexed advertisement of

Petitivn for Special Exception Frederick Rd.

was inserted in the following:

x Catonsville Times Arbutus Times weakly newspapers published in Baltimore County, Maryland

successive weeks before once a week for one the Z Gay of April 19 83 , that is to say. the same was inserted in the issues of

March 31, 1983

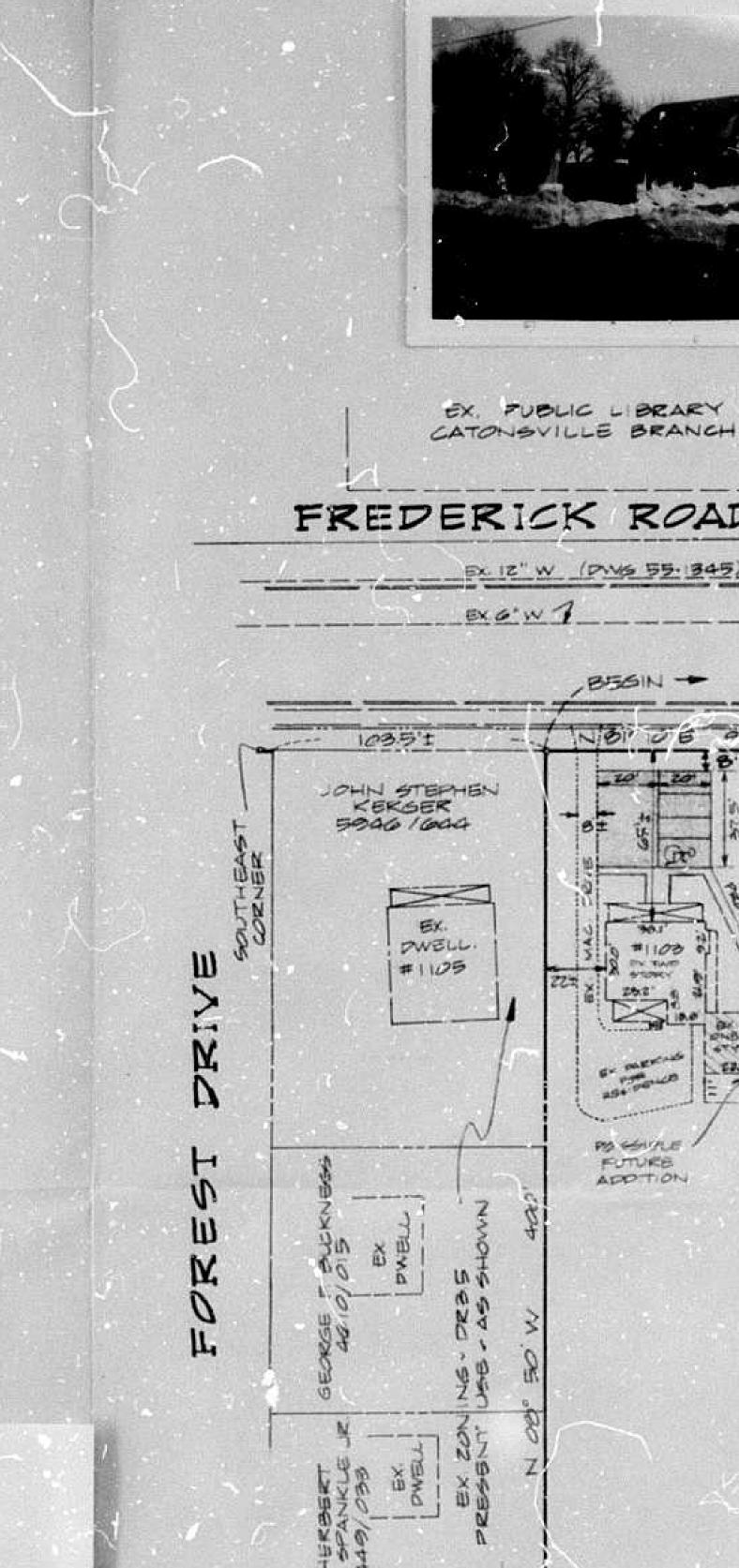
PATUXENT PUBLISHING COR

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EX

DWELL

CERTIFICATE OF POSTING

85-238-X Date of Posting 3-3/-83 Pelitioner: Farrett & Derne it ux Location of property: \$15 of Frederick Road 103.5' E of Location of Signe Duth side of Frederich Road approx. 140 last of Forest Drive

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC. ENGINEERS

303 ALLEGHENY AVE. TOWSON, MD. 21264





FREDERICK ROAD MD ST. RT 144

EX 12" W (DWS 55-1345) 7 EX & GAN (DWG 24-268) BETTY LOU FISHER 5004 028

EX ZOVING - DR 35

PRESENT USE LAS SHOWN

PROPOSED

ROOM

MEDICAL OFFICES

83-238-K CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31 19 83 ublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Terason, Baltimore County, Md., 20006 The County day of _____ March ___, 19.83 , the first publication

appearing on the day of Barch

THE JEFFERSONIAN,

Cost of Advertisement, \$

TREATMENT

SECRETARY

EXAMINATION!

DETAIL OF

OFFICE

SCALE: "=10"

KOOM

FREDERICK

LOCATION MAP

GENERAL NOTES

- ED USE ~ MEDICAL OFFICES AS AN ACCESSORY USE TO THE ESSIDENCE
- 5) DEED REPERENCE~ 6176/412
- WATER AND SEWER EXIST.
- 7) LIGHTING , AS SHOWN, SHALL BE ERECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS
- B) PAVING SHALL BE A DURABLE DUST FREE, SURFACE, PROPERLY DRAINED AND SHALL BE DETERMINED BY SOILS ENSINEER

PARKING TABULATION

PARKING FOR RESIDENCE IS EXISTING IN REAR

PARKING FOR MEDICAL OFFICES

PARKING SPACES (05'X 00' TYP)

SPRED / 300 SF ("SUPERIT") 3 SPS REQ.

45PS PROP PARKING PROP * NOLUCES I SP FOR THE HANDICAPPED (IZ'XZO')

ATTENTION IS DIRECTED TO BILL 105-82 WHICH DEALS WITH PROPESSIONIAL OFFICES AS ACCESSORY USE TO

RESIDENCES WHICH ALLOWS (BY SPECIAL EXCEPTION) A PROFESSIONAL DEFICE NOT OCCUPTING MORE THAN 25% OF THE FLOOR APEA OF THAT RESIDENCE IN THIS EASE TOTAL FLOOR AREA

TWO STY AREA (1264 SIFT EA. FLOOR) = 2528 SFT TOTAL EX FLOOR AREA = 3039515 1 AT THE TIME IT IS REQUESTED THAT BY ANE STORY

WIND BE CALVECTED TO OFFICES (9115F/30890F = 17%) WITH PROVISIONS MADE FOR A POSSIBLE FUTURE ADDITION OF ZUSSET OR (756 SH/ BUBGSF = 25%)

PLAT TO ACCOMPANY ZONING PETITION

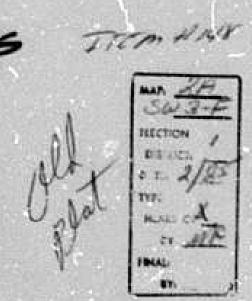
SPECIAL EXCEPTION FOR MEDICAL OFFICES AS AN ACCESSORY USE IN AN EXISTING DR 3.5 ZONE

NO 1103 FREDERICK ROAD

BALTO CO, MP

BLACTION DIST. NO 1 DECEMBER ZI, 1982

PN 64737



Posted by Se De Asala Date of rourn Goril A 1983 Number of Signs:

OWNER / PETITIONER

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

501° 10'W 90'

LEONARD C CALDER

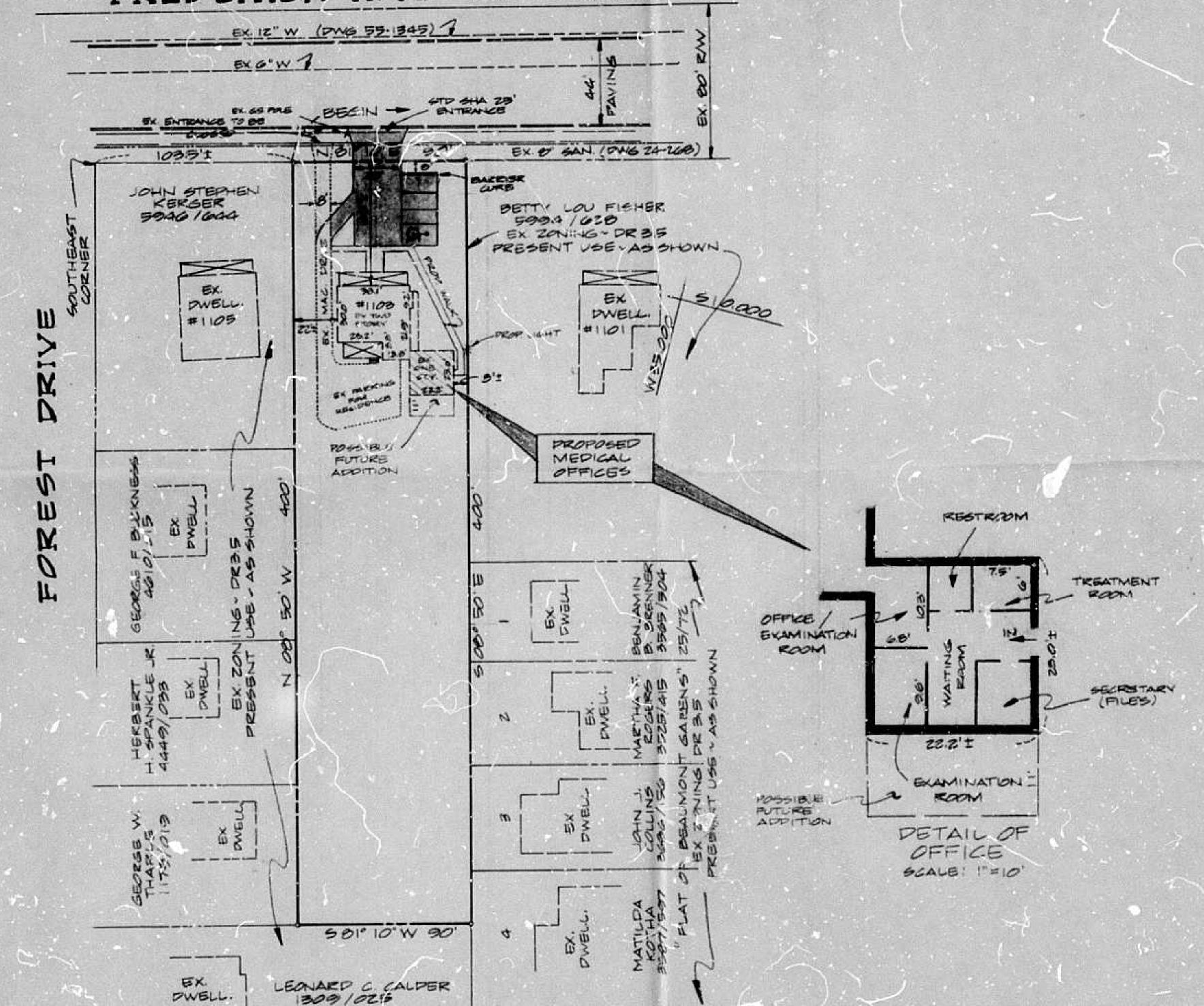
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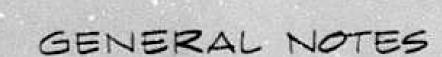
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EX. PUBLIC LIBRARY CATONSVILLE BRANCH

FREDERICK ROAD MD ST. RT 144





1) AREA OF SITE - O.OZG ACST

2) EXISTING ZONING ~ DR 35

3) EXISTING USE ~ RESIDENCE

4) PROPOSED USE ~ MEDICAL OFFICES AS AN ACCESSORY USE TO THE RESIDENCE

LOCATION MAP

5) DEED REPERENCE~ 6176/412

6) WATER AND SEWER EXIST.

7) LIGHTING AS SHOWN, SHALL BE ERECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS

B) PAVING SHALL BE A DURABLE DUST FREE, SURFACE, PROPERLY DRAINED AND SHALL BE DETERMINED BY SOILS ENSINEER

PARKING TABULATION

(PARKING FOR REGIDENCE IS EXISTING IN KELL)

PARKING FOR MEDICAL OFFICES

SP REQ / BOO SF (NEW POR FUT) 3 SPS REQ.

45PS PROP PAPIKING PROP. * INCLUDES I SP FOR THE HANDICAPPED (IZ'XZO')

PARKING SPACES (85'X 20' TYP)

ATTENTION IS DIRECTED TO BILL 105-92 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 (IZEA SF = EA. PLOOR) = 2528 SF 1 ONE STY AREA

TOTAL EX FLOOR AREA = 303958 t AT THIS TIME IT IS REQUESTED THAT BY ONE STORY WING BE CONVERTED TO OFFICES (511 SF/30795F = 17%) WITH PROVISIONS MADE FOR A POSSIBLE FUTURE ADDITION OF 245-55 02 (756 SF/ 30395F . 25%

PLAT TO ACCOMPANY ZONING PETITION

SPECIAL EXCEPTION FOR MEDICAL OFFICES AS AN ACCESSORY USE IN AN EXISTING DR 3.5 ZONE

REVISED PLANS

MAR 29 REC'D

The Wist

NO 1103 FREDERICK ROAD

BALTA CO, MD SCALE 1 =40'

2011年11日 2011年11日 2011年1日 2011

DN 04737

BLECTION DIST. NO 1 DECEMBER 21, 1982 KBY MARCH 10, 1983 (SHA SUMISN'S)

OWNER / PETITIONER

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

"SUMMIT "LARK"

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC. ENGINEERS 303 ALLEGHENY AVE. TOWSON, NO. 21264



Petitiones EXHIBIT No. 1

OFFICE

SCALE: 1"=10"

EX. PUBLIC LIBRARY CATONSVILLE BRANCH

FREDERICK ROAD MOST RT 144

EX. IZ" W (DWG 52-1845) EXG.M 7 EX. 0 4W. (DWE 24-160) BRITY LOU FISHER
5994 / 628
EX. ZONING - DR 3.5
PRESENT USE LAS SHOWN MIEDICAL OFFICES TREATMENT EXAMINATION ROOM tex't MCON MCON DETAIL OF

LOCATION MAP

GENERAL NOTES

- 1) AREA OF SITE O.O.C. ACST
- 2) EXISTING CONING DR 35
- 3) EXISTING USE RESIDENCE
- 4) PROPOSED USE~ MEDICAL OFFICES AS AN ACCESSORY USE TO THE RESIDENCE
- 5) DEED REPERENCE 6176/4112
- 6) WATER AND SEVIER EXIST.
- 7) LIGHTING , AS SHOWN, SHALL BE BRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS
-) PAVING SHALL BE A DURABLE DUST TREE, SURFACE, PROPERLY DRAINED AND SHALL BE DETERMINED BY SOILS ENSINEER

PARKING TABULATION

PARKING FOR REGIDENCE IS EXISTING IN REAR!

PARKING FOR MEDICAL OFFICES

SP REQ / 300 SF (MODITION) 3 SPS REQ. PARKING PROP. # 46PS PROP

* INCLUDES I SP FOR THE HANDICAPPED (IZ'XZO')

PARKING SPACES (B.S' X ZO' TYP)

ATTENTION IS DIRECTED TO BILL 109-92 WHICH DEALS WITH PROFESS DIAL OFFICES AS ACCESSORY USE TO RESIDENCES WHICH ALLOWS (BY SPECIAL EXCEPTION) A PROFESSIONAL OFFICE NOT OCCUPYING MOES THAN 25% OF THE FLOOR AREA OF THAT PESIDENCE IN THIS CASE TOTAL FLOOR AREA .

TWO STY AREA (1264 SF + EA FLOOR) = 2528 SF + = FIISFT ONE STY AREA

TOTAL EX FLOOR AREA " 30395F 5 AT THIS TIME IT IS REQUESTED THAT EX ONE STORY WING BE CONVERTED TO OFFICES (911 SF/9089 SF = 17%) WITH PROJETIONS MADE FOR A POSSIBLE PUTURE ADDITION OF ZASSES OR. (350 SF/ 30395F . 25%)

PLAT TO ACCOMPANY ZONING PETITION

SPECIAL EXCEPTION FOR MEDICAL OFFICE TONER'S EXHIBIT No. 1 IN AN EXISTING DR 35 ZONE

BALTO CO, MP SCALE 1"=40"

PN 04737

BLECTION DIST. NO 1 DECEMBER ZI, 1982 RBY. MARCH 10, 1983 (BHA COMMEN'S)

GEORGE WILLIAM STEPHENS IR. AND ASSOCIATES INC. ENGINEERS

303 ALLEGHENY AVE. TOWSON, MD. 21204



+510000

CANER / PETITIONER DR. & MRS BARRETT DEANE

501 10 H 90

LEGNARD C. CALDER

"SUMMIT PARK"

BX. DWBLL

NO. 1103 FREDERICK ROAD CATONSVILLE, MARYLAND 21220.