

MAP 2A
E.D. 1
DATE 1/1/87
200
1000
OF

8-66-X
#451

Edwin H. T. Besson, M.D., 88-66-X
Secretary, Frederick Rd. and Beaumont
Ave. (1011 Frederick Rd.)
F.D.
1st C.D.



See also
4529

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Addition of Class "B" Building in an R.O. Zone in accordance with Section 203 of B.C.Z.R.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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:

Legal Owner(s):

(Type or Print Name)

Edwin H. T. Besson, M.D.

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

1011 Frederick Rd. (3-1) 774-3812

(Type or Print Name)

Baltimore, MD 21228

Signature

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Development Engineering Consultants, Inc.
Samuel B. Shockley, Vice President
Name

City and State

Attorney's Telephone No.: 6603 York Rd., Balto., MD 21212-577-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June, 1987, 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 29th day of July, 1987, at 2:00 o'clock P.M.

RCO-No. 1 (over)
ESTIMATED LENGTH OF HEARING: 15 MIN. + 1HR.
DATE: 5/1/87

Mr. Arnold Jablon
Zoning Commissioner of
Baltimore County
Room 106, County Office Bldg.
Towson, Md. 21204

Re: Petition for Special Exception
1st. Election District
1st. Councilmanic District
1011 Frederick Ave.
Case No. 88-66-X

Dear Commissioner Jablon:

Edwin H. T. Besson, M.D. has filed the above referenced petition that would permit him to add a Class B office building in an R.O. Zone, at this location.

I am strenuously opposed to the granting of this petition and hereby request that you make this letter an official part of the record in this matter.

The petition for Special Exception should be denied for the following reasons:

- (1) Any further commercialization of the neighborhood known as Beaumont Gardens will destroy the nature and character of a peaceful community that has been in existence for over 27 years.
- (2) The addition of another office building on this site will drastically reduce the number of existing off-street parking spaces on the property. The resulting over-flow situation will cause visitors to the buildings to park on both sides of South Beaumont Ave., Beaumont Ave. at this location is a narrow dead-end street that was never designed to handle the proposed increased traffic volume. The permanent residential members of this community will have no on-street parking available for themselves- they will lose parking spaces that have been available to them for over 27 years. Many of the neighborhood's residents are elderly and convenient parking in front of their homes is an essential of daily living.
- (3) Any increased office development in this area will cause an immediate reduction in market value of the 15 homes that constitute Beaumont Gardens. The neighborhood's character will change to a mixed commercial-residential one. Each property owner will suffer an immediate economic loss. Current market value of each home is approx. \$125,000.00. If \$125,000.00 is lost for the community.

PROTESTANTS
EXHIBIT 1

RECEIVED
JUL 23 1987
ZONING OFFICE

(2)

- (4) In the last two years the Catonsville area has experienced a great deal of new office development. The area has been, in my opinion, over-saturated with new office development. I have taken an informal survey of my own and have noticed higher than average vacancy rates in the following new office buildings: The Catonsville Professional Center at 405 Frederick Road, The Thompson Bldg. at 611 Frederick Rd., The Tollhouse at 583 Frederick Rd., The Beltway West Corp. Center at 5700 Ingleside Ave., The Office Building located at Ingleside and Edmondson Ave., The addition of another office building in an area that has a higher than average vacancy rate due to rapid over-development runs counter to wise land use and prudent zoning values.

For all of the above-described reasons, Dr. Besson's Petition for Special Exception should be denied.

Very truly yours,

Marguerite E. Brenner
Marguerite E. Brenner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1987

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

Dr. Edwin H. T. Besson
1011 Frederick Road
Baltimore, Maryland 21228

RE: Item No. 451 - Case No. 88-66-X
Petitioner: Edwin H. T. Besson, M.D.
Petition for Special Exception

Dear Dr. Besson:

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.

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Samuel B. Shockley, Vice President
Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 88-66-X
Date: July 8, 1987

The proposal received CRG approval on May 14, 1987, conditioned upon the granting of the zoning request.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
JUL 10 1987
ZONING OFFICE

CPS-008



Maryland Department of Transportation
State Highway Administration

RECEIVED
JUN 1 1987
ZONING OFFICE

May 28, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

RE: Baltimore County
Item #451
Property Owner:
Edwin H. T. Besson
Location: SE/C
Frederick Road
Maryland Route 144
and Beaumont Avenue
Existing Zoning: R.O.
Proposed Zoning: Special
Exception for addition
of Class B building
Area: 0.41 acres
District: 1st

Dear Mr. Jablon:

On review of the submittal of March 19, 1987 showing all access to the site by way of Beaumont Avenue, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
By: George Wittman

CL-GW/es

cc: J. Ogle

My telephone number is 301-333-1350

Teleprinter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 265-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1987, that the Petition for Special Exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Dr. Edwin H.T. Besson

Ms. Marguerite Brenner

People's Counsel

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

C. Richard Moore
C. Richard Moore
Acting Director

June 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, (451) 467, and 463.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

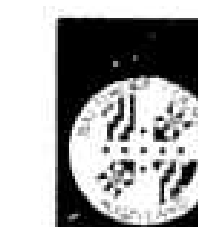
MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Rencke
Chief

May 26, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
Captain

Re: Property Owner: Edwin H. T. Besson

Location: SE/C Frederick Rd., and Beaumont Avenue

Item No.: 451

Zoning Agenda: Meeting of 5/19/87

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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 to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

/s/

EDWIN H. T. BESSON, M.D.
1011 FREDERICK RD.
BALTIMORE, MARYLAND 21228

May 14, 1987

Mr. W. Carl Richards
Zoning Coordinator
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Item 451

Dear Mr. Richards:

On May 14, 1987 the CRB met, considered Item 451 and gave approval to enlarge the office building on 1011 Frederick Rd. Catonsville, Md. 21224.

I would appreciate any help you could give to expedite an early as possible Zoning Commission hearing on this property as my tenants need more room to render their patients their fullest and best service. If my builder cannot complete this building by the end of summer my tenant will seek other arrangements and I'll be unable to rent causing a grave financial hardship.

Thank you for your prompt consideration.

Very truly yours,

Edwin H. T. Besson, M.D.
Edwin H. T. Besson, M.D.

RHB/sk
cc: S. Shackley

RECEIVED
MAY 13 1987
ZONING OFFICE

Development Engineering Consultants, Inc.
Site Engineers & Surveyors

Containing 0.41 of an acre of land, more or less.

DESCRIPTION

Lots 16 and 17, Beaumont Gardens, South Side of Frederick Road, East Side of Beaumont Avenue, First Election District, Baltimore County, Maryland.

Beginning for the same at a point on the south side of Frederick Road, said point being the northern most corner of the land shown on the Plat of Beaumont Gardens and recorded among the Land Records of Baltimore County, Maryland in Plat Book G.L.B. 25, folio 72, running thence binding on a part of the east outline of the land shown on said plat (1) South 16 degrees 16 minutes 20 seconds East 157.22 feet thence binding on the division line between Lots 15 and 16 shown on said plat (2) South 75 degrees 29 minutes West 118.28 feet, thence binding on the east side of Beaumont Avenue shown on said plat (3) North 14 degrees 31 minutes West 135.38 feet, thence binding on the fillet curve connecting said east side of Beaumont Avenue with said south side of Frederick Road (4) northerly by a curve to the right with the radius of 20.00 feet and the arc distance of 31.04 feet, thence binding on said south side of Frederick Road, (5) North 74 degrees 24 minutes East 93.87 feet to the place of beginning.

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

July 9 19 87

THIS IS TO CERTIFY that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION

was inserted in the following

Konoville Times \$20.35
Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for ONE successive weeks before the 11 day of July 1987 that is to say, the same was inserted in the issues of

July 9, 1987

PATUXENT PUBLISHING CORP.

By *S. Shackley*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL EXCEPTION
1st Election District - 1st Councilmanic District
Case No. 88-66-X

LOCATION: Southeast Corner Frederick Road and Beaumont Avenue (1011 Frederick Road)

DATE AND TIME: Wednesday, July 29, 1987, at 2:00 p.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 addition of Class B Office building in an R.O. Zone

Being the property of Edwin H. T. Besson, M.D., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner Frederick Rd. &
Beaumont Ave. (1011 Frederick : OF BALTIMORE COUNTY
Rd.), 1st District
EDWIN H. T. BESSON, M.D., : Case No. 88-66-X
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Council in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Council for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Council
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Edwin H. T. Besson, M.D., 1011 Frederick Rd., Baltimore, MD 21228, Petitioner; and Samuel B. Shockley, Vice-President, Development Engineering Consultants, Inc., 6603 York Rd., Baltimore, MD 21212, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Edwin H. T. Besson, M.D.
1011 Frederick Road
Baltimore, Maryland 21228

June 22, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Frederick Rd. and Beaumont Ave.
(1011 Frederick Rd.)
1st Election District - 1st Councilmanic District
Edwin H. T. Besson, M.D. - Petitioner
Case No. 88-66-X

TIME: 2:00 p.m.

DATE: Wednesday, July 29, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 36034

DATE 5/4/87 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM EDWIN H. T. BESSON, M.D.

FOR FILING FEE FOR SP. EXCEPTION 11211 451

B 8069*****100003 8042F

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Edwin H. T. Besson, M.D.
1011 Frederick Road
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Frederick Rd. and Beaumont Ave.
(1011 Frederick Rd.)
1st Election District - 1st Councilmanic District
Edwin H. T. Besson, M.D. - Petitioner
Case No. 88-66-X

Dear Dr. Besson:

This is to advise you that \$72.89 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

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

No. 37808

DATE 7/27/87 ACCOUNT 8-01-615-000

SIGN & POST RETURNED 7/29/87 AMOUNT \$ 72.89

Edwin H. T. Besson, M.D., 1011 Frederick Rd., Balto., Md. 21228

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #88-66-X

FOR B 8072*****72592 8072F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting July 23, 1987

Posted for Special Exception

Petitioner Edwin H. T. Besson, M.D.

Location of property SE/cor. Frederick Rd. and Beaumont Ave.

(1011 Frederick Rd.)

Location of Signs SE/cor. Frederick Rd. and Beaumont Ave.

Remarks

Posted by S. J. Watts Date of return July 27, 1987

Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing July 9, 1987

THE JEFFERSONIAN,

Sharon Shedd O'Beck
Publisher

PETITION FOR
SPECIAL EXCEPTION
1st Election District
1st Councilmanic District
Case No. 88-66-X

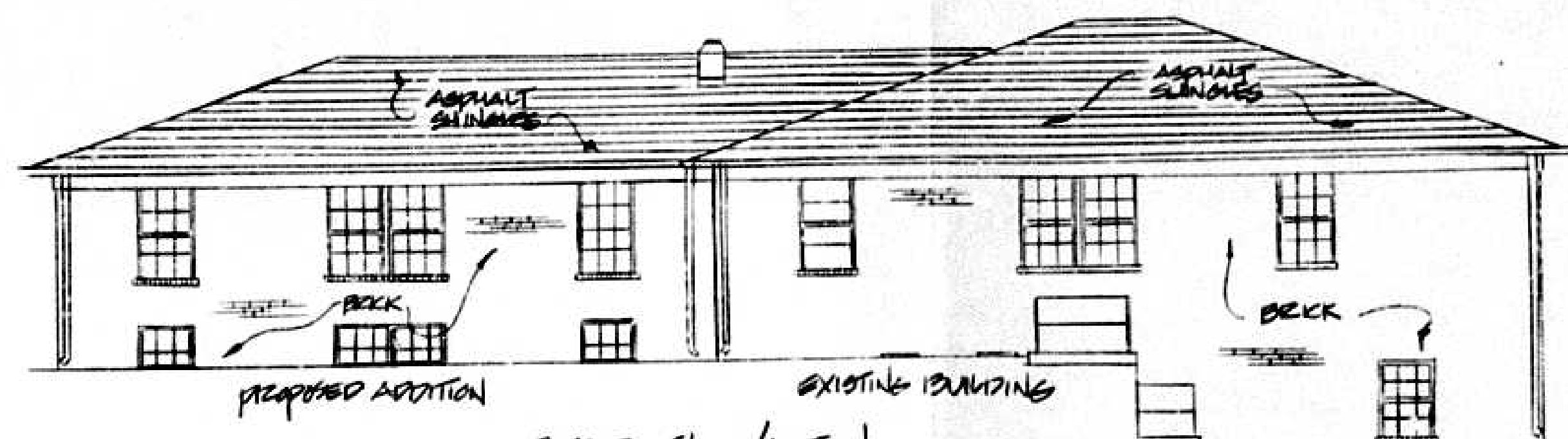
LOCATION: Southeast Corner
Frederick Road and Beaumont Ave.
(1011 Frederick Rd.)
DATE AND TIME: Wednesday, July
29, 1987 at 2:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for addition of Class R Office building in an R.O. Zone

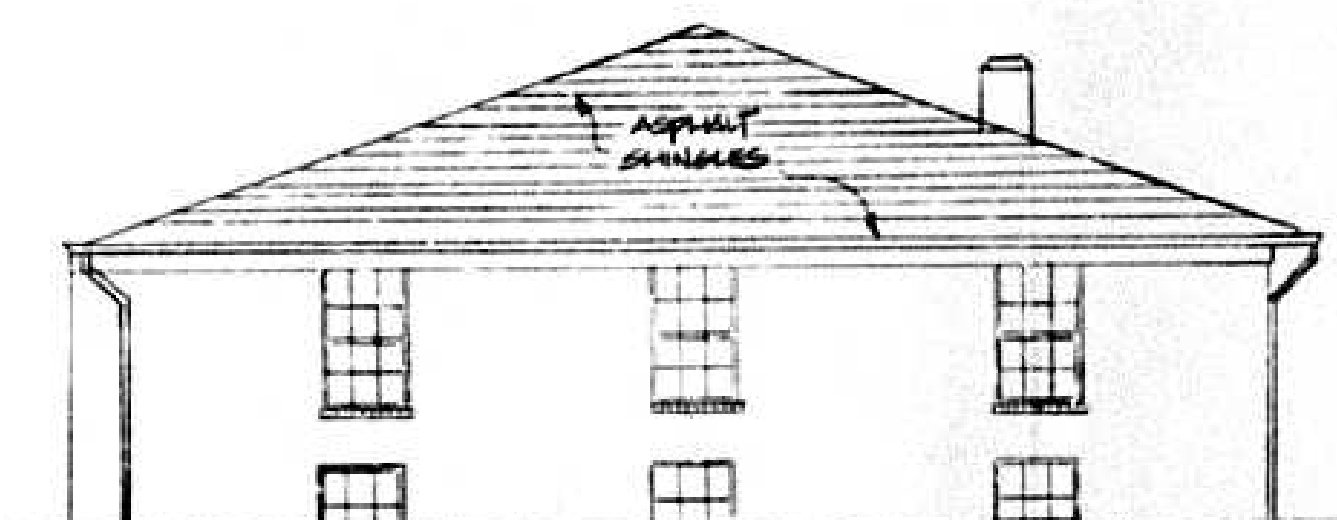
Being the property of Edwin H. T. Besson, M.D., as shown on plat plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

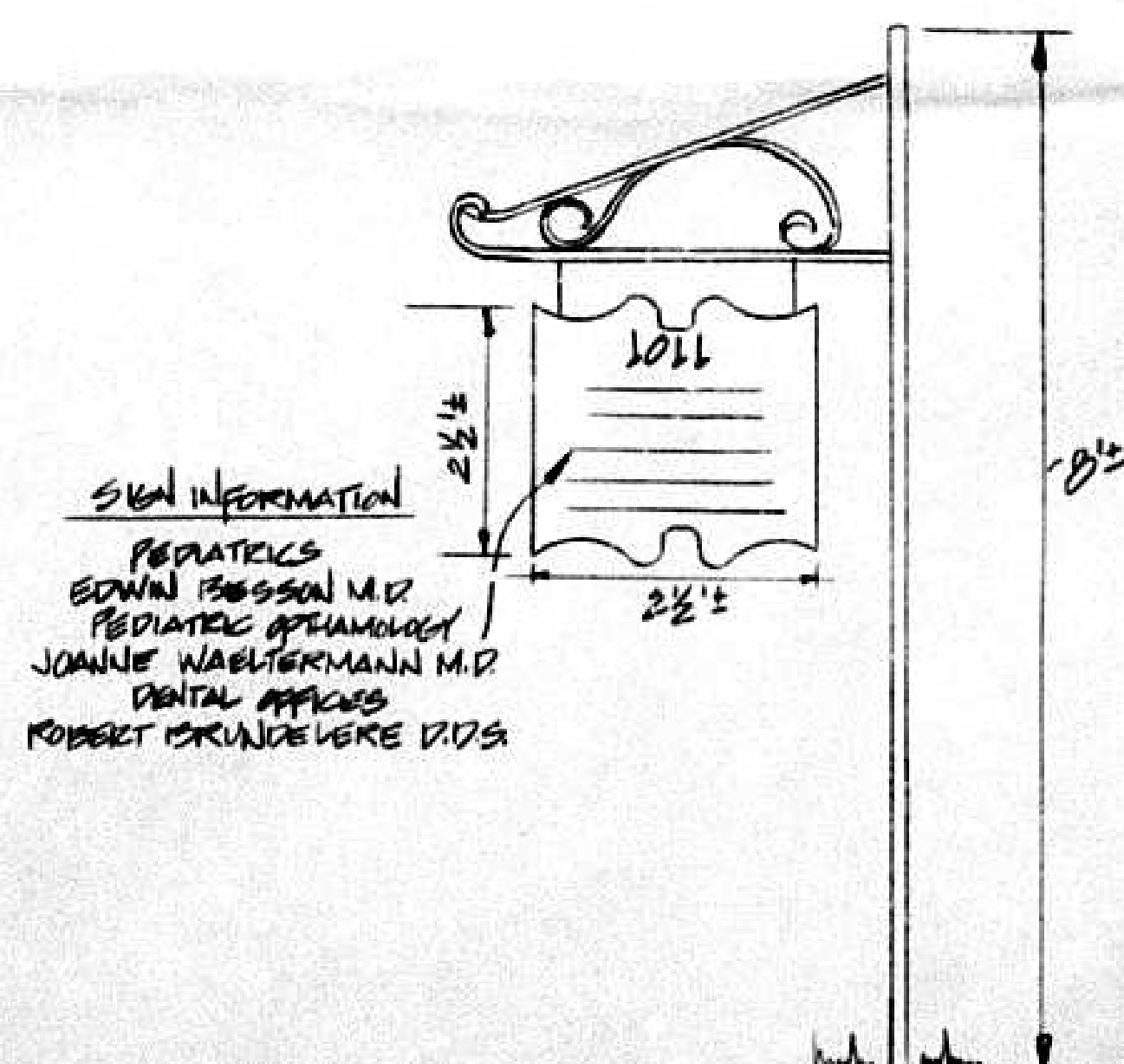
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
7-108 July 8, 1987



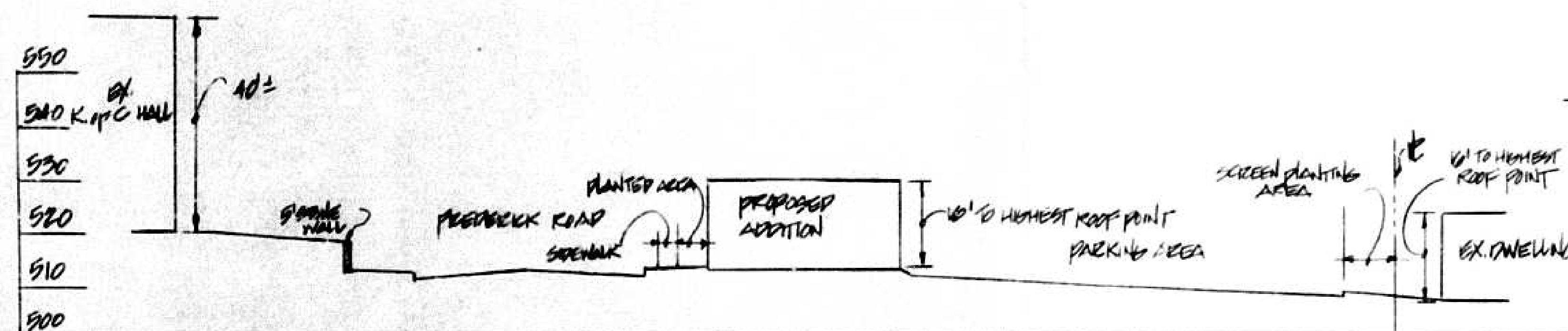
REAR ELEVATION
SCALE: 1/8" = 1'



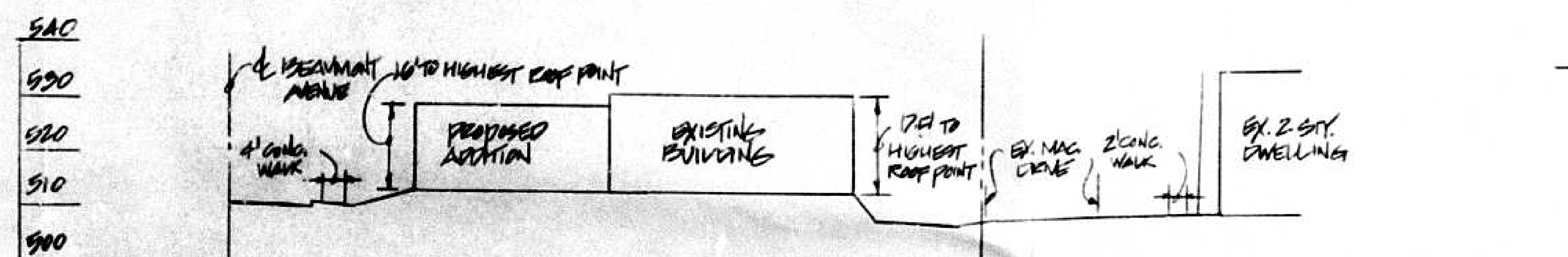
LEFT ELEVATION
SCALE: 1/8" = 1'



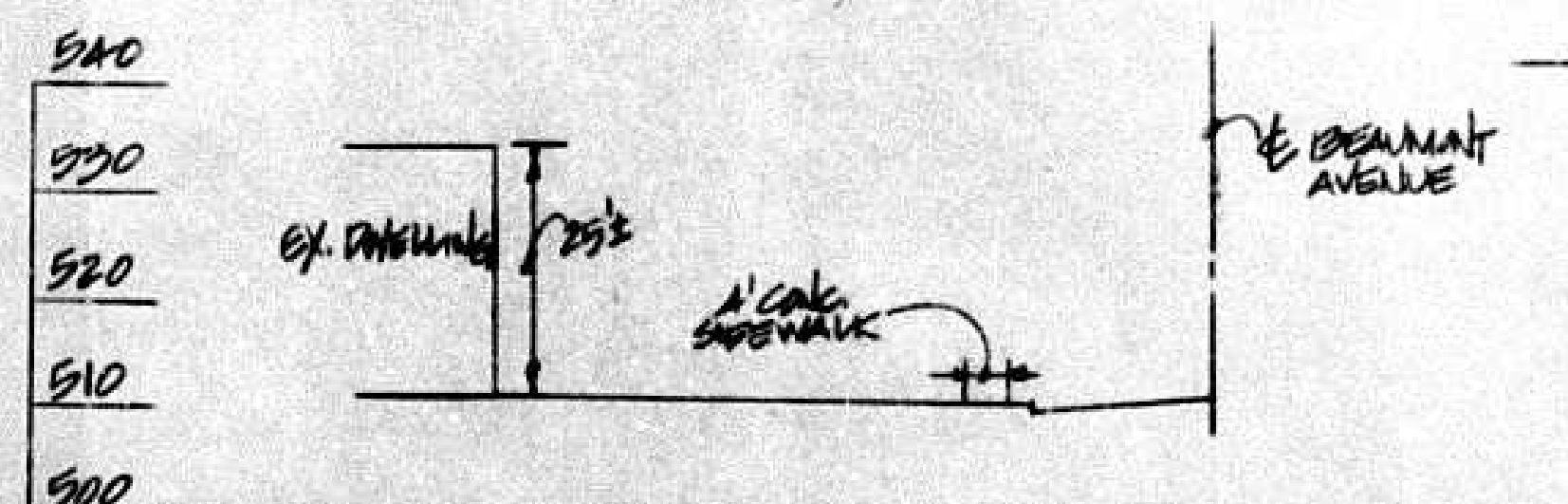
EXISTING SIGN DETAIL
NOT TO SCALE



SECTION B-B
SCALE: 1" = 20'



SECTION A-A
SCALE: 1" = 20'



SECTION C-C
SCALE: 1" = 20'

SIGN INFORMATION
PEDIATRICS
EDWIN BOSSON M.D.
PEDIATRIC OPTOMETRIST
JOANNE WALTERMANN M.D.
DENTAL OFFICES
ROBERT SPRUNGER D.D.S.

Drawn	DATE	REVISIONS
LAN		
Check	3.8.83	
Design	L.A.M.	
Check	3.15.84	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

DISTRICT DISTRICT No. 1
BALTIMORE COUNTY, MARYLAND

ADDITION TO 1011 FREDERICK RD
LOTS 16 & 17 "BEAUMONT GARDENS"
SUB 3400-040

SHEET	DATE	CONTRACT
2	MAY 6, 1987	NUMBER
OF	SCALE	86-100
2	AS SHOWN	