

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
NE/S Reisterstown Road, 540' NW of	
Mt. Wilson Lane	* ZONING COMMISSIONER
(8919 Reisterstown Road)	
3 rd Election District	* OF BALTIMORE COUNTY
2 nd Council District	
	* Case No. 01-385-X
Betty Kreuzburg	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Betty Kreuzburg, through her attorney, J. Carroll Holzer, Esquire. The Petitioner requests a special exception to allow an office or studio(s) for professional persons within the subject residence, pursuant to Section 1B01.1.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

At the hearing, Counsel for the Petitioner amended the Petition to request special exception relief as set forth above; however, specifically limited the use to the following professional persons: physician, dentist, lawyer, architect, engineer, artist or musician. These occupations are specifically enumerated in Section 1B01.1.C.12 of the B.C.Z.R.

Appearing at the requisite public hearing in support of the request were J. Carroll Holzer, Esquire, attorney for the Petitioner; James Patton, Professional Engineer who prepared the site plan for this property; and, Sebastian Zito, a realtor retained by the Petitioner to sell the subject property. Dr. and Mrs. Douglas J. Sanders, adjacent property owners, appeared as interested persons. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located with frontage on the northeast side of Reisterstown Road, just west of its

ORDER RECEIVED FOR FILING

Date 5/13/01
By [Signature]

intersection with Mt. Wilson Lane in Pikesville. The property consists of a gross area of 0.5 acres, more or less, zoned D.R.3.5, and is improved with a two-story residence, which was originally built in 1776 and has been added to over the years. The dwelling has been occupied residentially by the Petitioner since 1951. Since that time, the character of the locale has changed due to increased commercialization in the area. The Sol Levinson Funeral Home is located immediately across from the subject site, and a large elderly housing facility is located to the rear and side of the property. Mr. Kruezburg apparently passed away recently and Mrs. Kruezburg is elderly and desires to sell the property. Testimony from Mr. Zito indicated that there has been no interest to purchase the property as a residence, only, due to the changing nature of the surrounding locale; however, there is interest if a portion of the dwelling (25%) can be used as an office for a professional person.

As noted above, Mr. Holzer amended the Petition at the hearing to restrict the potential professional persons to only those listed above. This limitation was suggested within the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning. It was also indicated that in view of the historic nature of the building, the Petitioner has agreed to apply for landmark status through Baltimore County's Landmarks Preservation Commission (LPC). In this regard, the LPC will be considering the Petitioner's application on June 14, 2001.

As noted above, Dr. & Mrs. Sanders appeared as interested persons. They live immediately adjacent to the subject property in one of the only other residences that front Reisterstown Road in this vicinity. They indicated that the proposal was acceptable to them and not inappropriate for the area. Thus, it appears that relief can be granted without detriment to the health, safety or general welfare of the surrounding locale.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception. The relief requested appears an appropriate resolution of the future of this property to insure that it continues to be used residentially; however, giving the potential owners flexibility to have an office use consistent with the surrounding locale, which is largely commercial.

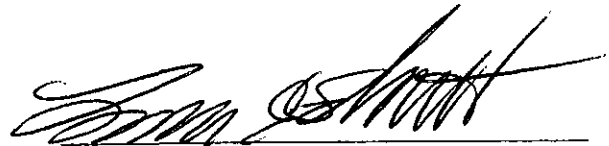
ORDER RECEIVED FOR FILING
Date 5/18/01
By [Signature]

Moreover, it is clear that the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and will not adversely impact the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of May, 2001 that the Petition for Special Exception, as amended, to permit an office or studio(s) for professional persons within the subject residence, pursuant to Section 1B01.1.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception relief granted herein is limited to the following professional persons: physician, dentist, lawyer, architect, engineer, artist or musician.
- 3) Compliance with the ZAC comment submitted by the Office of Planning, dated May 1, 2001, a copy of which is attached hereto and made a part hereof.
- 4) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/18/01
By [Signature]

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 17, 2001

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Reisterstown Road, 540' NW of Mt. Wilson Lane
(8919 Reisterstown Road)
3rd Election District – 2nd Council District
Betty Kreuzburg - Petitioner
Case No. 01-385-X

Dear Mr. Holzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mrs. Betty Kreuzburg
8919 Reisterstown Road, Baltimore, Md. 21208-1015
Mr. James Patton, 305 W. Chesapeake Avenue, #118, Towson, Md. 21204
Dr. & Mrs. Douglas J. Sanders, 8923 Reisterstown Road, Baltimore, Md. 21208
Office of Planning; People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8919 REGISTERSTOWN Rd.
which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. 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 Regulations of Baltimore County, to use the herein described property for

**RESIDENTIAL WITH OFFICE OR STUDIOS AS PROVIDED
By BCZR SECTION 1B01.1.C.12. FOR PROFESSIONAL
PERSONS.**

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print N.A.
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

J. CARROLL HOLZER, Esq. City
Signature _____
HOLZER & LEE
Company
508 FAIRMOUNT AVE. 410-825-6961
Address Telephone No.
TOWSON MD 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print BETTY KREUZBURG
Signature Betty Kreuzburg
Name - Type or Print _____
Signature _____
8919 REGISTERSTOWN RD. 410-486-4560
Address Telephone No.
BALTIMORE MD 21208-1015
City State Zip Code

Representative to be Contacted:

J. CARROLL HOLZER, Esq.
Name
508 FAIRMOUNT AVE 410-825-6961
Address Telephone No.
TOWSON MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING _____

Reviewed By ✓ Date 3/23/01

DROP OFF

ORDER RECEIVED FOR FILING

Case No. 01-385-X

REV 10/15/98

Date _____
By _____

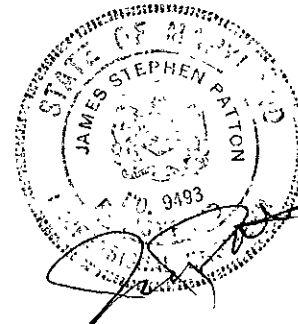
385

ZONING DESCRIPTION

Beginning at a point on the northeast side of Reisterstown Road which is 80 feet wide (decreases along frontage to 70 feet wide) at the distance of 540 feet northwest of the centerline of the nearest improved intersecting street, Mt. Wilson Lane, which is 50 feet wide. Thence the following courses and distance.

1. North 37° 00' 00" West - 163.00'
2. North 51° 40' 00" East - 156.58'
3. South 21° 18' 00" East - 170.25'
4. South 51° 45' 00" West - 110.58'

To the place of beginning as recorded in deed liber 14625 folio 560, containing 0.5 acres, more or less. Also known as 8919 Reisterstown Road and located in the 3rd Election District.



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 01-385-X
8919 Reisterstown Road
NE/S Reisterstown Road,
540' NW Mt. Wilson Lane
3rd Election District
3rd Councilmanic District
Legal Owner(s): Betty
Kreuzburg
Special Exception: to per-
mit the use of an office or
studio(s) for professional
persons in a residence.
Hearing: Thursday, May
10, 2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

4/28/01 Apr. 26 C464677

CERTIFICATE OF PUBLICATION

4/26/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/26/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93087

JL 385

DATE 3/28/01 ACCOUNT 001 006 6150

AMOUNT \$ 300.00

RECEIVED FROM: J CARROLL HOLZER

FOR: SPX FILING

CONTRIBUTION

TE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/29/2001 3/28/2001 15:28:44

REG USOL CASHIER JRIC JMR DRAWER 1

>> RECEIPT # 039421 OFLN

Dept 5 520 ZONING VERIFICATION

CR NO. 033007

Receipt Tot 500.00
500.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

385

Petitioner: _____

BETTY KREUZBURG

Address or Location: _____

8919 REISTORSTOWN Rd BALTIMORE, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

J. CARROLL HOLZNER

Address: _____

508 FAIRMOUNT AVE

TOWSON, MD 21204

Telephone Number: _____

410-825-0961

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 26, 2001 Issue – Jeffersonian

Please forward billing to:
J Carroll Holzer
508 Fairmount Avenue
Towson MD 21204

410 825-6961

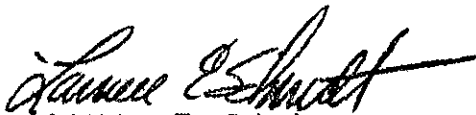
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CASE NUMBER: 01-385-X
8919 Reisterstown Road
NE/S Reisterstown Road, 540' NW Mt Wilson Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Betty Kreuzburg

Special Exception to permit the use of a office or studio(s) for professional persons in a residence.

HEARING: Thursday, May 10, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 11, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-385-X
8919 Reisterstown Road
NE/S Reisterstown Road, 540' NW Mt Wilson Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Betty Kreuzburg

Special Exception to permit the use of a office or studio(s) for professional persons in a residence.

HEARING: Thursday, May 10, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

GDZ
Arnold Jablon
Director

C: J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson 21204
Betty Kreuzburg, 8919 Reisterstown Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 25, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4, 2001

J. Carroll Holzer Esquire
Holzer & Lee
508 Fairmount Avenue
Towson MD 21204

Dear Mr. Holzer:

RE: Case Number: 01-385-X, 8919 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. C.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Betty Kreuzburg, 8919 Reisterstown Road, Baltimore 21208
People's Counsel

MAY 2

Rep
5/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 1, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 8919 Reisterstown Road

INFORMATION:

Item Number: 01-385-X
Petitioner: J. Carroll Holzer, Esq.
Property Size: .63 acres
Zoning: DR 3,5
Requested Action: Special Exception
Hearing Date: 5/10/01

REQUEST:

The Special Exception in this case is to allow for the use of the subject property to be used as a residence with a professional office or studio as provided for by Section 1BO1.1.C.12 of the BCZR.

The subject property is a two- story dwelling originally constructed in 1776. It is located on the east side of Reisterstown Road just south of Stone Chapel Road, adjacent to the newer residential communities of Grey Rock and Valleygate. The opposite side of Reisterstown Road is comprised of a mixture of residential and office uses.

The applicant is proposing to use the majority of the subject property as a residence, with 25% of the square footage of the property (approximately 1,221 square feet) to be used as a professional office or studio.

ORDER RECEIVED FOR FILING
Date 5/18/01
BY [Signature]

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to this request, provided the following information is included as part of the hearing officers order:

1. The profession of the person occupying the office space must be identified, and comply with the list of those types of professions identified in Section 1B01.1.C12 of the BCZR.
2. Any exterior alterations to the property will require review by the Office of Planning to determine the applicability of review by the Baltimore County Landmarks Preservation Commission.

Section Chief

Jeffrey W. Long

ORDER RECEIVED FOR FILING

Date

By



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: 385 - BETTY KREUZBURG
388 - JAMES P. OFFUTT, INC.

Location: DISTRIBUTION MEETING OF APRIL 9, 2001

Item No.: 385 AND 388

Dear Ms. Stephens:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John C. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.9.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 385 JLL

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
8919 Reisterstown Road, NE/S Reisterstown Rd,
540' NW of Mt. Wilson Lane
3rd Election District, 2nd Councilmanic

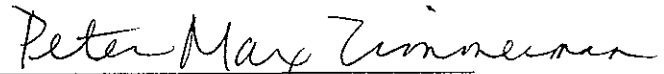
Legal Owner: Betty Kreuzburg
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-385-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esq., Holzer and Lee, 508 Fairmount Avenue, Towson, MD 21286, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

JLL

Intake Planner

0131

3/16/01

Date Assigned

DROP-OFF PETITIONS PROCESSING CHECK-OFF

- ☒ **Two Questions Answered on Cover Sheet:**
Any previous reviews in the zoning office?
Any current building or zoning violations on site?
- ☒ **Petition Form Matches Plat in these areas:**
Address
Zoning
Legal Owner(s)
Contract Purchaser(s)
Request (if listed on plat)
- ☒ **Petition Form (must be current PDM form) is Complete:**
Request:
Section Numbers
Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
Hardship/Practical Difficulty Reasons
Legal Owner/Contract Purchaser:
Signatures (originals)
Printed/Typed Name and Title (if company)
Attorney (if incorporated)
Signature/Address/Telephone Number of Attorney
- ☒ **Correct Number of Petition Forms, Descriptions and Plats**
- ☒ **200 Scale Zoning Map**
- ☒ **Check:** Amount Correct? Signed? 
- ☒ **ZAC Plat Information:**

Location (by Carl) 8919 Reisterstown Rd. NE/S, 540 ft. NW
& Mt. Wilson La. extended.
 Zoning: DR 3.5 Acreage: 2.5 ± Previous Hearing Listed With Decision
 Election District 3 Councilmanic District 2ND Case # NA
 Check to See if the Subject Site or Request is:

CBCA
Floodplain
Elderly
Historical
Pawn Shop
Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

NO

 01-385-X

Item Number Assigned

 3/28/01

Date Accepted for Filing

PATTON

TRANSMITTAL

PATTON CONSULTANTS, LTD.

305 West Chesapeake Avenue, Suite 206
Towson, Maryland 21204
(410) 296-2140
Fax (410) 296-0419

Date: 3/10/01	Proj. No.: 20109
RE: KREUZBERG SPECIAL EXCEPTING	

TO: ZADM

ATTN: [REDACTED]

TRANSMITTED VIA

☐ Fax No. ()

☐ Messenger

☐

WE ARE PLEASED TO SEND YOU:

☒ Attached ☐ Under separate cover

THE FOLLOWING ITEMS:

☐ Sketch Drawings

☐ Plans

☐ Reports

☐

☐ Prints

☐ Specifications

☐ Copy of Letter

☐

COPIES	DATE	DESCRIPTION	DWG. NO.
3		ORIGINAL PETITION	
12		SEALED PLAT	
3		SEALED DESCRIPTION	
1		1" = 200' SCALE ZONING MAP	
1		OK #1550 \$300 FILING FEE	
1		ADVISOR \$ PROCEDURE	

THIS TRANSMITTAL IS

☐ For your approval

☐ For your use

☐ At your request

☐ For review and comment

☒ FOR PROCESSING

☐ Your documents returned after loan to us

☐ Approved as submitted

☐ Approved with exceptions noted

☐ Returned for corrections

☐

FURTHER ACTION REQUIRED

☐ Resubmit _____ copies for approval ☐ Submit _____ copies for distribution ☐ Return _____ corrected prints

☐

REMARKS:

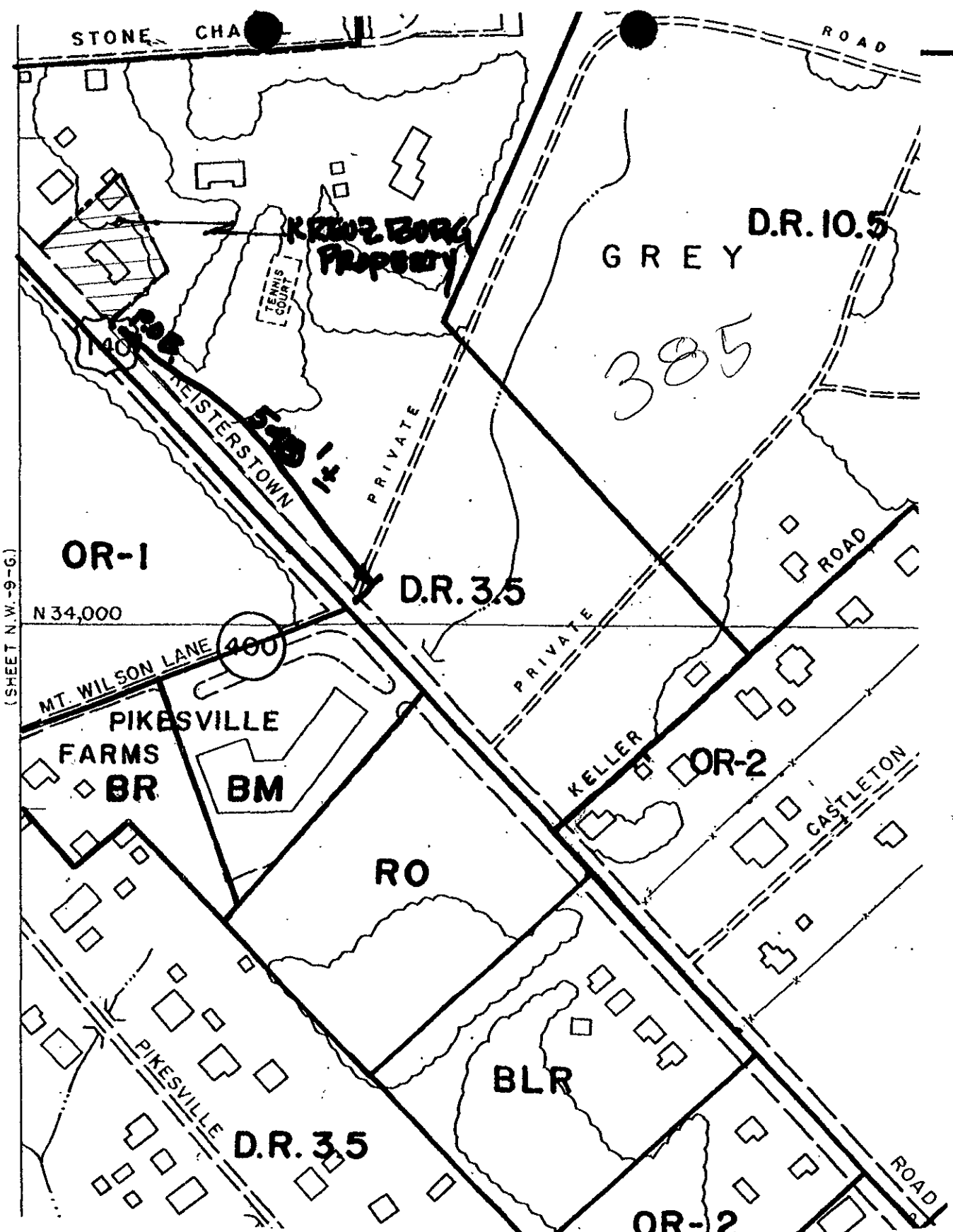
No known violations or records.
JL ORIGINAL CHECK OUT.

COPY TO

BETH KREUZBERG
CARROLL HOLZER

SIGNED:

If enclosures are not as noted, please notify us at once.



PATTON

Patton Consultants Ltd., Engineering & Site Planning
305 West Chesapeake Avenue, Suite 206
Towson, Maryland 21204
410-296-2100 Fax: 410-296-0419

ZONING MAP
N.W. 9-F

DRAWN:

CHECKED:

JOB: 2101

SCALE: 1"=200'

DATE: 3/2/01

SHEET: 1/1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

J. Carroll Holzer

Jim PATTON

Sebastian Fido

508 Fannin Ave

305 W. CHESAPEAKE #100 Towns

34 Saffhill Ct. Toms River





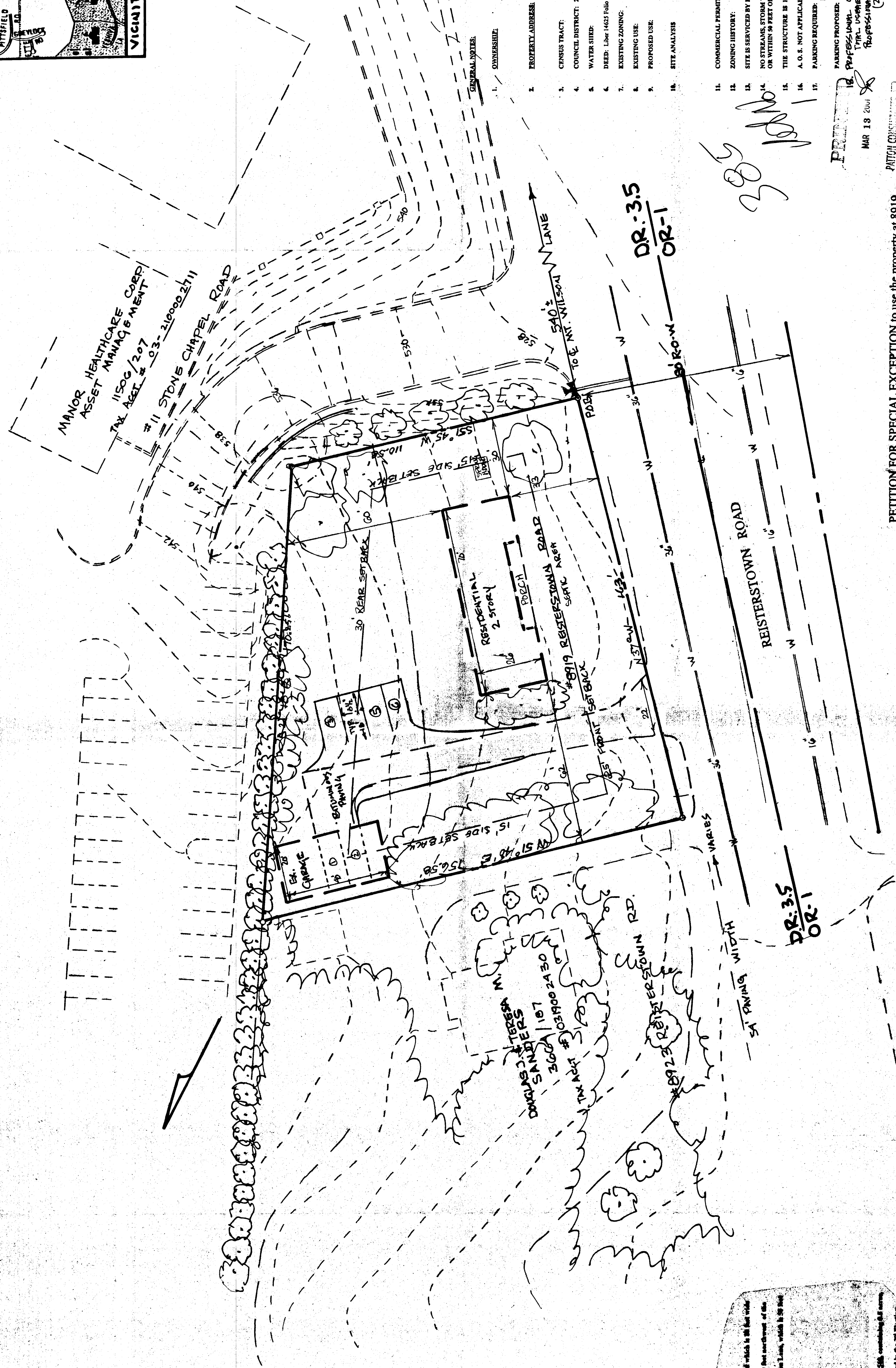
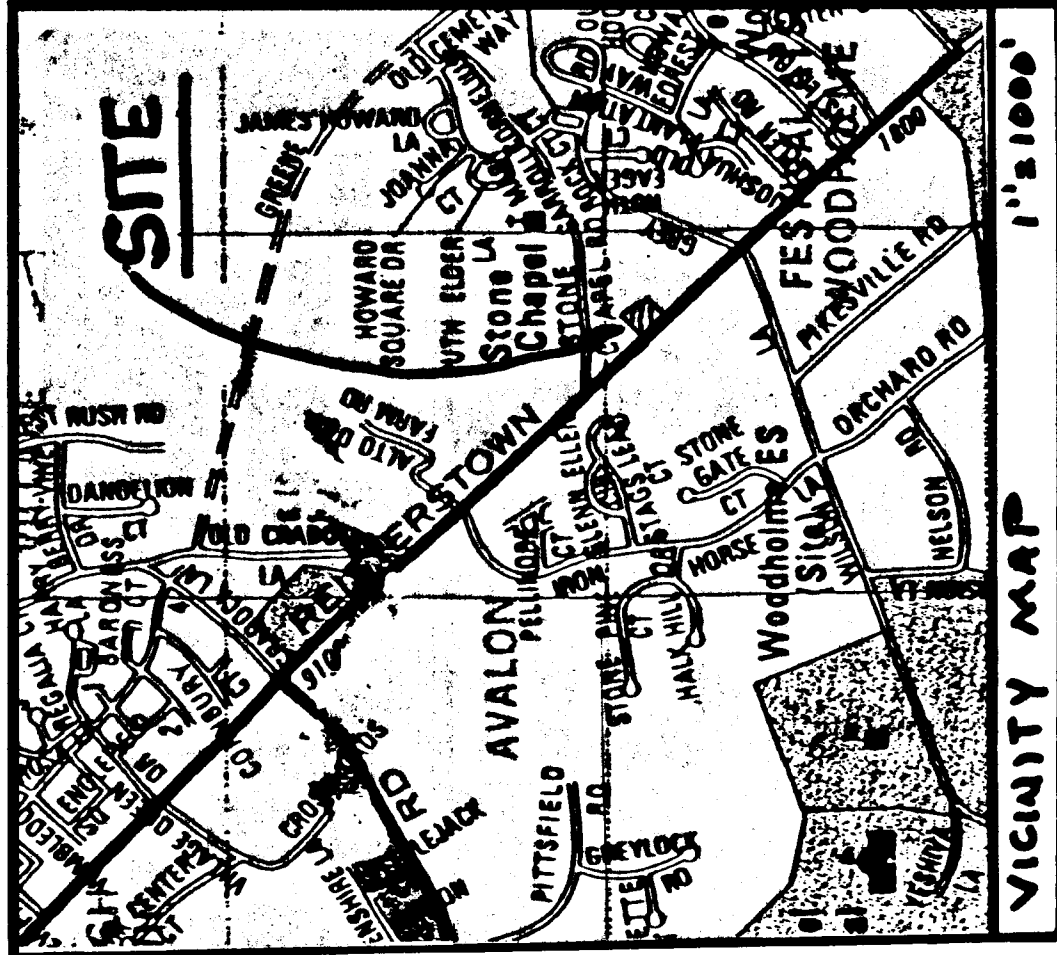
Main Photo : 8919 REISTERSTOWN RD

Ref No 3

BALTIMORE COUNTY HISTORIC PROPERTIES REGISTRATION NUMBER

- 881 **BARE HILLS HOUSE** - 1857 - 6222 Falls Road, 1.0 mile north of city line. Pointed gables, porches, battens, barge boards are incorporated into this rural Gothic Revival house southwest of Lake Roland. Photo and description in Dorsey and Dilts' 1973 architectural guide (p. 199). Built 1857 by Dr. Horatio Gates Jameson on a lot purchased that year from Johnzey Hook. House listed as new in 1860 transfer book. The frame barn had been transferred from Hook's account. House later owned by Vice Admiral David Dixon Porter, Commandant of Naval Academy. Later belonged to McMahan family, operators of suburban bus lines; the McMahans kept the parlor unchanged from the Victorian period. Later owned by Samuel Berg. Restored in 1978 by Gilbert D. Cooke and Marie F. Cooke, who received a Baltimore Heritage award in 1979 for their work. National Register, September 1980.
- 892 **MCDONOGH PUMP HOUSE** - 1902 - West Side of WMRR tracks, 3,400 feet north of McDonogh Road. Small brick building with hip roof; houses an overshot water wheel that works pumps for raising pure water from deep wells for the school system. Water power comes from upper end of a millrace that once powered the extinct Lyon's Mill. Concrete input sluice installation just east of Painters Mill Road and Gwynns Falls. Use of the springs was discontinued in mid-1982.
- 906 **GARRISON POST OFFICE (SITE)** - About 1900, 1917? - 9629 Reisterstown Road, 0.1 mile north of Valley Road. Double frame house with hip roof; two stories; late 19th or early 20th Century. Formerly Cullison's store and later Sullivan's. Located just north of Darden Avenue. Long used as Garrison Post Office. Demolished in 1990s.
- BA941 **WRIGHT HOUSE** - Before 1850 - 8919 Reisterstown Road, east side of road, south of Stone Chapel Road and opposite driveway to Balmuckety estate. This may be the "store" shown on George H. Elder's property on 1850 map. Elder's will of 1866 mentioned a house and lot on the Reisterstown Turnpike occupied by Oliver Wright. The 1877 atlas shows Oliver P. Wright's house, to which he acquired title in 1871 from Mrs. Elder. In 1881, Wright lost the property by mortgage and it was advertised as a "comfortable frame dwelling" plus barn, dairy, and meat house. George C. Winterode bought the house in 1881 and sold in 1916 to Franklin J. Myerly. Subsequent owners were Harry C. Thompson (1924), James Lyon Hall (1930), G. D. Iverson (1933), and finally Harvey Wilson Kreuzburg (1951). Large, 2-½ story, frame and clapboarded house with gable roofing. Set close to road.
- 942 **HOOK HOUSE (SITE)** - c. 1850 - Northeast corner of Reisterstown Road and Hooks Lane. Stone, two-story, gabled house in vernacular style. Traces back to a lot sold to William A. Hook by Dr. Thomas C. Walker sometime before his death in 1860. Possibly this house, set back from the road, is the square shown as Dr. Walker's on the 1850 map, although he sold it for only \$800. W. A. Hook was shown as owner in the

Jed Nox



1. /	OWNERSHIP:	Berry Krenshaw 8919 Redietowne Road Baltimore, MD 21208 - 1015
2.	PROPERTY ADDRESS:	8919 Redietowne Road Baltimore, MD 21208 - 1015
3.	CRISIS TRACT:	4037.01
4.	COUNCIL DISTRICT: 2nd	21d
5.	WATER SHED:	27 SUNBELT/SHED 65
6.	DEEP: Liber 1463 Fols 560;	THE ACT: No. 011077625
7.	EXISTING ZONING:	DR-1.5 - Map N.W. 9-5
8.	EXISTING USE:	Residential
9.	PROPOSED USE:	Residential with Office or Station as provided by DCZ, Section 180.1, C. 12
10.	SITE ANALYSIS	GROSS AREA: 27,445 SQ. FT. = 0.6309 AC. ² NET AREA: 21,790 SQ. FT. = 0.5006 AC. ² FRONT SETBACK: 25' REAR YARD: 36'
11.	COMMERCIAL PRIMIT:	NONE OF RECORD
12.	ZONING HISTORY:	NONE OF RECORD
13.	SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.	
14.	NO STEAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE SYSTEM EXIST ON OR WITHIN 50 FEET OF THE PROPERTY.	
15.	THE STRUCTURE IS HISTORICALLY SIGNIFICANT.	
16.	A.O.S. NOT APPLICABLE	
17.	PARKING REQUIRED:	(Owner) Occupant = 2 Pkgs. Sp. 1 + (Employees (max.) = 2 Pkgs. Sp.)

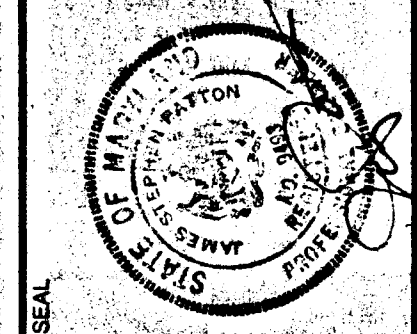
PARKING PROPOSED: TOTAL = 6 parking spaces inclusive of 2 in the garage.
 18 PROFESSIONAL OFFICE AREA OF USG = 2,500 sq. ft.
 TOTAL USABLE SQUARE FOOTAGE = 4,804 sq. ft.
 PROFESSIONAL OFFICES OF STUDENT USG = 1,221 sq. ft. MAX
 (2,500 OF 4,804 sq. ft.)

MAR 18 2001

ON CONCRETE

PATTON

PETITION FOR SPECIAL EXCEPTION to use the property at 8919 Reisterstown Road which is zoned DR 3.5 for residential use with office or studio(s) as provided by Baltimore County Zoning Regulations (BCZR) Section 1 B 01.1.C.12. *for Professor Ivan Petrovich* 



105 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204	410-296-2140	Fax 410-296-0419
BETTY KREUZBURG PROPERTY 8919 Reisterstown Road Baltimore, MD 21208-1015		
DRAWING TITLE PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION		
DATE:	3/30/04	SHEET
QUANTITY: PRINTING 008	ELECTION DIST: 3/3	PROJECT: 20105
		SCALE: AS SH
		1 of 1

PROGRAM BX:	DATE	REVISIONS	BY
DESIGN BY:			
CHECKED BY:			

ZONING DESCRIPTION

Beginning at a point on the southern side of Shelburne Road which is the lot corner (corner along frontage to 70 feet wide) to the distance of 5.00 feet southeast of the centerline of the street; thence improved intersecting about 40° West 1.00 foot, which is 10 feet wide; Thence the following courses and distances:

1. North 37° 40' 00" West - 10.00'
2. North 55° 40' 00" East - 154.50'
3. South 15° 40' 00" East - 174.25'
4. South 37° 40' 00" West - 111.50'

To the place of beginning as returned in April 1907; 1/2 Acre 518, containing 6.6 acres more or less. Also Lots 4 and 5 of 5719 Shelburne Road and located in the 3rd Reading Map.