

PETITION FOR ZONING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **DOROTHY E. ROBE**, legal owner, 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 (1) **that the zoning of the property be changed from R-1 to R-2** and (2) **that a Special Exception be granted for the property to allow the construction of a two-story office building on the property.**

The enforcement of the side yard restrictions works an undue hardship on the owner and the building cannot be properly utilized without this variance and great financial hardship and loss would be occasioned.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for **offices and office building**.

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

I, or we, agree to pay expenses of above re-classification and/or 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.

Thomas L. Hennessey
Address: **09 Shiloh Mills Dr** Address: **408 Bosley Ave**

Petitioner's Attorney: _____ Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this **21st** day of **June**, 1966, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **25th** day of **July**, 1966, at **1:00 o'clock** P. M.

DEPUTY Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 15, 1966
FROM: George E. Gavrilas, Director of Planning
SUBJECT: Petition #67-15-XA Westside of Bosley Avenue 120 feet South of Penna. Ave. Petition for Special Exception for Offices & Office Building. Petition for Variance to permit a side yard on the north of 11 feet instead of the required 25 feet; and to permit a side yard on the south of 13.9 feet instead of the required 25 feet. Dorothy E. Robe - Petitioner.
9th District
HEARING: Monday, July 25, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

If it should be decided to grant this petition, we recommend that the grant be conditioned upon conversion of the existing structure, as shown on the petitioner's plat.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: **9th** Date of Posting: **July 7, 1966**
Posted for: **Special Exception - Variance**
Petitioner: **Dorothy E. Robe**
Location of property: **408 Bosley Ave. 120' S. of Penna. Ave.**
Location of Sign: **Front Sign of 408 Bosley Ave.**
Remarks: *J. B. Rose*
Posted by: *J. B. Rose* Date of return: **July 14, 1966**

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of **practical difficulty**...

Variance
the above **Restrictions** should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met...

a Special Exception for **offices and office building** should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **26** day of **July**, 1966, that the above re-classification be and the same is hereby **DENIED** and that the above described property or area be and the same is hereby continued as and to remain a **_____** zone; and/or the Special Exception for **_____** be and the same is hereby **DENIED**.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of **_____**...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **_____** day of **_____**, 1966, that the above re-classification be and the same is hereby **DENIED** and that the above described property or area be and the same is hereby continued as and to remain a **_____** zone; and/or the Special Exception for **_____** be and the same is hereby **DENIED**.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 39454 DATE 6/29/66
TO: Thomas L. Hennessey, Esq. 410 Baltimore Ave. Towson, Md. 21204		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-582	QUANTITY	UNIT PRICE
Advertising and posting of property for Dorothy E. Robe		55.00
67-15-XA		55.00
TOTAL AMOUNT DUE		55.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 39409 DATE 6/29/66
TO: Thomas L. Hennessey, Esq. 410 Baltimore Ave. Towson, Md. 21204		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-582	QUANTITY	UNIT PRICE
Petition for Special Exception & Variance for Dorothy E. Robe		50.00
67-15-XA		50.00
TOTAL AMOUNT DUE		50.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Mrs. Dorothy E. Robe
408 Bosley Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

21 day of **June**, 1966

Petitioner: **Dorothy E. Robe**

Petitioner's Attorney: _____

Reviewed by: *James E. Hynes*

Chairman of Advisory Committee

JOHN O. ROSE
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 23, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrilas
Director

James G. Rose
Zoning Commissioner

Mrs. Dorothy E. Robe
408 Bosley Avenue
Towson, Maryland 21204

Special Exception - Offices and office building, side yard variance for Dorothy E. Robe located 1/4 Bosley Avenue S. of Pennsylvania Avenue 9th District (Item 9, June 21, 1966)

Dear Mrs. Dorothy E. Robe:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. The date of the hearing date and time, which will be held not less than 30 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James E. Hynes
JAMES E. HYNES, Principal
Zoning Technician

JED:ylm

cc: Thomas L. Hennessey
109 Highland Hills Drive
Lutherville, Maryland

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Kilmerstown, Md

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 10, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Harnesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of **weekly** newspapers published in Baltimore County, Maryland, once a week for **one** **week** before the **24th** day of **July**, 1966, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*

Editor and Manager R.M.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

ZONING: Petition for Special Exception for Offices and Office Building.

LOCATION: West side of Bosley Avenue 120' south of Pennsylvania Avenue.

DATE & TIME: Monday, July 25, 1966 at 1:00 p.m.

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

The Deputy 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 Offices and Office Building.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard on the north of 11 feet instead of the required 25 feet; and to permit a side yard on the south of 13.9 feet instead of the required 25 feet.

The Zoning Regulations to be applied are as follows:

Section 217.3 - Side Yards - 25 feet.

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

Beginning for the same at a point on the west side of Bosley Avenue at the distance of 120 feet measured southerly along the west side of said avenue from the south side of Pennsylvania Avenue and coming thence and ending on the west side of Bosley Avenue South 15 degrees 15 minutes East 118 feet and South 77 degrees 23 minutes East 120 feet to the place of beginning.

Containing 0.21 of an acre of land more or less.

Being the property of Dorothy E. Robe, as shown on plat filed with the Zoning Department, Hearing Date: Monday, July 25, 1966 at 1:00 p.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF: **EDWARD D. HARNESTY**, DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.

July 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for **one** **week** before the **24th** day of **July**, 1966, the first publication appearing on the **7th** day of **July**, 1966.

THOMAS JEFFERSON, JR.

Thomas Jefferson, Jr.
Manager.

Cost of Advertisement: \$_____

June 23, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mrs. Dorothy E. Robe
408 Bosley Avenue
Towson, Maryland 21204

SUBJECT: Special Exception - Offices
and office building, Side yard
variance for Dorothy E. Robe
Located W/S Bosley Avenue
W of Pennsylvania Avenue
9th District
(Item 9, June 21, 1966)

Dear Mrs. Robe:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING: This office will submit any necessary comments at a later date.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Bureau of Traffic Engineering
Office of Planning and Zoning

Very truly yours,

J. D. Galt
J. D. GALT, Principal
Zoning Technician

JED:ylm

cc: Mr. Carlyle Brown-Bureau of Engineering
Thomas L. Hennessy
109 Shetland Hills Drive
Lutherville, Maryland

DOLLENBERG BROTHERS

FRED H. DOLLENBERG
PAUL G. DOLLENBERG
CARL L. GERHOLD
JOHN F. STEEL
PHILIP F. CROSS
HARRY W. KRAHN

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

June 17, 1966

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Bosley Avenue at the distance of 120 feet measured southerly along the west side of said avenue from the south side of Pennsylvania Avenue and running thence and binding on the west side of Bosley Avenue South 12 degrees 49 minutes West 60 feet to the north side of a 10 foot alley there situate, thence binding on the north side of said alley North 77 degrees 21 minutes West 150 feet, thence leaving said alley and running the two following courses and distances viz: North 12 degrees 49 minutes East 60 feet and South 77 degrees 21 minutes East 150 feet to the place of beginning.

Containing 0.21 of an Acre of land more or less.



#67-15XA
VALLEY 3-470

MAP
#9

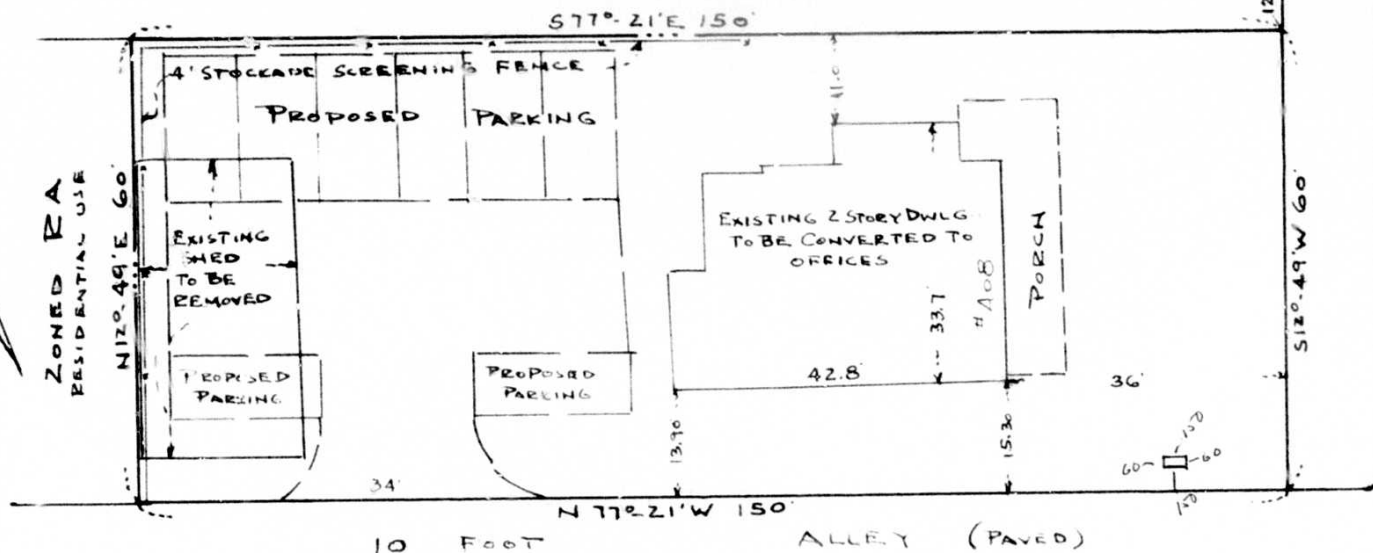
SEL. 3-C

NE-10A

X A

7/2/66

ZONED RA
RESIDENTIAL USE



CONCRETE CURB
WATER & SEWER IN BOSLEY AVENUE

BOSLEY AVENUE

OFFICE COPY

ZONED RA
RESIDENTIAL USE

ZONING PLAT
PROPERTY LOCATED
IN
TOWSON
9TH DISTRICT BALTO. CO. MD.
0.21 ACRES ±



EXISTING ZONING
PROPOSED ZONING
SETBACK VARIANCE

RA
SPECIAL EXCEPTION FOR
OFFICE BUILDING
NORTH SIDEYARD 11.0' INSTEAD OF 25'
SOUTH SIDEYARD 13.9' INSTEAD OF 25'

PARKING
NO SPACES REQUIRED = 7
NO SPACES PROVIDED = 8

SCALE 1" = 20' JUNE 16, 1966 XA
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD

