BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 16, 1969

RE: Type of Hearing: Special Exception Type of Hearing: Special Exception for side yard variance Location: M/S of Boslay Ave.,180* So. of Penna Ave. Patitioner: Cashel, Inc., Committee Neeting of December 9, 1969 9th District

DLIVER L. MYERS

BURGAS DE

DEPARTMENT OF STATE ROADS COMIS

BUREAU OF FIRE PREVENTION

DEDUCT HEAVING BUILDING DEPARTMEN BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

Kenneth J. MacFadyen, Esq. 408 Bosley Avenue Towson, Maryland

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

comments are a result of units review and inspection.

The subject property is presently increed with a teacher frame challing which is presently wearn. The mosting frame challing which has been converted into existing offices. It is this offices impression that the petitioner owns the property innediately to the north. The property to the west is improved with a contractor's adultment wavehouse which appears to be non-conforming. The property to the such is a residence, conforming. The property to the such it are soldence, are not property in the such in a contractor of the property to the east is presently owned by Baltimera County as part of the new Court House complex. Bestley Avenue at this time is improved as far as concrete curb and gutter are concreted.

DEPARTMENT OF TRAFFIC ENGINEERING:

BOARD OF EGUCATION:

No bearing on student population.

Kenneth J. MacFadyen, Esq. 408 dosley Avenue Towson, Maryland 21204 Item 110 Page 2

BUILDING ENGINEERS! OFFICE:

ZONING ADMINISTRATION DIVISION:

FIRE DEPARTMENT:

HEALTH DEPARTMENT.

OLM:JD

*(see below for Project Planning Division)

No comment until plans are submitted.

Public water and sewers are available to the site.

Owner shall be required to comply with all fire Department requirements in accordance with tipe Safety Code, 1967 edition, Chapten 1), "Office Occupancies" when construction plans are submitted for approval.

Air Pallution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations, Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Upon a field investigation of the subject property it was revealed that the northern property is being used as offices, with the use of the IO fr. paved alloys as the subject of the subject of the subject of the subject of shown on pellioner's property, it is suggested that he provide a wider means of ingress and oggests to provide for two-way traffic when 'with properties are ultimately developed. The proposed alone assected for Golley Avenue must be shown on redisciplent prior to

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

Project Planning Division: The driveway should be widened to the normal commercial entrance width.

Very truly yours.

OLIVER L. MYERS, Chairman

DOLLENBERG BROTHERS Registered Perfessional Funtament & Lond Surveyor

739 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

NE-10-19 "X" All that siece or parcel of land situate, lying and the Minth Siettlen Matrict of Caledone County, State of Maryl bearined as follows to wit:

Containing 0.172 of an Acre of Tana more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPON

* 70-137XA

TO Mr. Edward D. Harriesty, Deputy Zspring Date January 16, 1970

FROM Mr. George E. Gavrelis, Director of

Fluoring

SUBJECT. Petition. 770-137-XA., Special Exception for offices. Varience to parmit

side yord on the south tide of 6 first 1 inch and for the north side yord

19 feet 8 linches Intended of the regular 25 feet. West side of boaley Ave.

180 feet south of Penno. Ave. Cashel, Inc., Petitionois.

9th District

HEARING: Monday, January 26, 1970 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject patition for Spacial Exception for offices together with variances to the state and quirements. In light of the conversions to offices which already have been authorized nearby, we voice no objection to the Special Exception as such. If ganted, the granting should be conditioned upon a limitation of the Special Exception and the variances to conversion of the existing improvements only to offices. Construction of an ew building on this site should be prohibited. Approval also should be conditioned upon compliance with an approved site plan. In conne. Ston with such approval existing alley. This alley is not sufficiently wide to accommodate posting whiches.

GEG:bms



#70-137 XA

114

SE 4.3 - C.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Beceipts COURT HOUSE TOWSON, MARYLAND 21204 IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Petition for Special E for Offices. for Variage for Sid W. suide of Bosley accepted at Palley Vend — 21

The Committee of the Commit

PETITION FOR SPECIAL EXCEPTION AND VARIANCE SIA DESTRICT

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 8 1970

appearing on the Ash day of commany

Cost of Advertisement, \$

No. 69254 TELEPHONE 823-3000 EXT 387

continue 0.172 of — Acre of test more property of Cashel, in..., is shown on plat piece filed with the testing Department. Hearing Department.

TE'LEPHONE

T COUNTY OFFICE OF PLANNING ANT UNIL County Office Scilding 111 W. Cheses to Avenu Tomson, Maryland 21204 tion has been received and accounted for filling this

EX1.387	BAI TIMORE COUNTY, MARYLAND	NO. 01111
	OFFICE OF FINANCE Division of Cattesion and Receipts COURT HOUSE TOWSON, MARYLAND 21204	DATE Jan, 6, 197
To. Cashel, In	to Smiles have A 2004	hiltima Conty
оцитту	ARTURN THIS PORTION WITH Y DETATH ALONG PERFORATION AND KEEP THIS POSTTON PE	
-0	Control Brogation and Surfaces	
90000	, ,	
IMPORTAN	IN MAKE CHECKS PAYABLE TO BALTIMORE COUNTY,	

TOWSON LES TOWSON, MD. 21204 January 12, THIS IS TO CERTIFY, that the appear dudwert is was inserted in THE TOWSON TIMES, a weekly newspaper published as inserted in the issue of January 8, 1970.

STROMBERG PUBLICATIONS, Inc.

ORIGINAL

N- 6711E

Br Buth Morgan

THE JEFFERSONIAN

10-28-70

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it 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 should be granted; and it further appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regula : tions would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. the above Variances to permit the South side yard of six (6) feet, one (1) inch and for the North side yard of nineteen [19] (set, eight [8] inches instead of the required twenty-five (25) feet should be granted. * Search Secretary Torgett and Text State of Sta Deputy
TT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of January 196.70, theicterobesoirodesaribed property arcsine should be and the same in heaches need a side that can process and a second supplies a supplied and a second supplies a second supplies a supplies a second supplies a s Offices moneyand ox a Special Exception for a should be and the same is granted, from and after the state of this and warriances to permit the South side granted from and attracts the constant and for yard of six (6) feet one (1) inch and for Edward D. Handert. feet, eight (8) inches instead of DEPUTY Zoning Commissioner of Baltimore County the required twenty-five (25) feet should be and the same are granted, from and after the date of this Order, subject to approval of the site plan by the Bureau of NAME OF THE PROPERTY OF THE PR Public Services and the Office of Planning and Zoning. the above re-classification should NOT BE HAD and or the Special Exception should NOT BE GRANTED DENIED and that the above described property or area be and the same is hereby continued as and zone; and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore Counts

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ZONED RA SPECIAL EXCEPTION FOR OFFICE BUILDING . 5 71-216 150 10 FORT (Fared ALLEY Existing 2 Str David to offices) 0 B ZONED RA LONED RA #70 RESIDENTIAL USE SPECIAL EXCEPTION FOR OFFICE BUILDING MAP ZONING PLAT #9 SEC. 3-C PROPERTY LOCATEDIN NE-109 TOWSON DFFICE COPY 9TH DIST - BALTIMORE CO -MD "X" 0.172 ACRES PARKING SCALE: 1:20 OCT 21,1969 PRESENT ZONING First floor 679-300 . 2 DOLLENDERG BROTHERS PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICE BUILDING Second floor oft 500 . 1 SURVEYORS & CIVIL ENGRS NO OF SPACES REQUIRED 3 709 WASHINGTON AVENUE SETBACK VARIANCE DOUTH SIDEYARD 61 INSTEAD OF 25 NO OF SPACES PROVIDED TOWSON MARYLAND

MICROFILMED