

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

NORMAN O. DEAN and PATRICIA A. DEAN, legal owners 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 status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

- Variance to Sections 409.2a and 409.2b (6) to permit 13 parking spaces instead of the required 17 spaces.
- Variance to Section 232.2 to permit a side yard abutting residential of 5' instead of the required 12'.

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 LIVING QUARTERS IN A COMMERCIAL BUILDING.

Property is to be listed 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 of Baltimore County.

Contract purchaser: Norman O. Dean
 Address: 1100 Chesapeake Hill Drive
 Petitioner's Attorney: John A. Schafer, Jr.
 Proponent's Attorney: Edward P. Dean

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of February, 1971, 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 _____ day of March, 1971, at 11:00 o'clock.

Edward P. Dean
 Zoning Commissioner of Baltimore County.

ONE COPY OF THIS PETITION TO BE FILED IN THE ZONING DEPARTMENT

DATE FILED IN THE ZONING DEPARTMENT



71-240XA

ZONING DESCRIPTION
 7819 WISE AVENUE

BEGINNING for the same on the southernmost side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Rights-of-Way drawing HBU 52-092 as filed in Highways Liber No. 15A folio 187 as a point distant 550 feet more or less south 43 degrees 33 minutes 35 seconds east from the center line intersection of said Wise Avenue with Church Road (60 feet wide) center line intersection of said Wise Avenue with said division line between lots No. 18 and 17 as shown on said Plat, thence running with and binding on the southernmost side of said Wise Avenue as shown on said drawing north 61 degrees 33 minutes 35 seconds east 50 feet to the division line between lot No. 18 and 17 as shown on said Plat, thence running with and binding on the southeast corner of said lot No. 18, thence running with and binding on the southeast corner of said lot No. 18 and 17 as shown on said Plat south 62 degrees 28 minutes 26 seconds east 30 feet to the said division line between lots No. 18 and 17 as shown on said Plat, thence running with and binding on the north 25 degrees 26 minutes 25 seconds east 200.09 feet to the place of beginning.

CONTAINING 0.235 acres of land more or less.

BEING all of that tract of ground which by deed dated May 29, 1962 and recorded among the Land Records of Baltimore County in Liber 3995 folio 361 etc. was conveyed by Alveta S. Kizer et al to Norman O. Dean and wife.

January 4, 1971

MAP #12
 SE-3F
 "XA"

PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR ZONING DISTRICT
 ZONING DISTRICT: COMMERCIAL
 LOCATION: 7819 WISE AVENUE, BALTIMORE COUNTY, MARYLAND
 DATE OF FILING: February 25, 1971
 PUBLIC HEARING: March 11, 1971
 BY: Edward D. Hardesty
 ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1971.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD. _____ day of _____ month _____ before the 24th day of March, 1971, the 89th publication appearing on the _____ day of March, 1971.

THE JEFFERSONIAN
L. Lucius Shuster
 Manager.

Cost of Advertisement \$ _____

PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR ZONING DISTRICT
 ZONING DISTRICT: COMMERCIAL
 LOCATION: 7819 WISE AVENUE, BALTIMORE COUNTY, MARYLAND
 DATE OF FILING: February 25, 1971
 PUBLIC HEARING: March 11, 1971
 BY: Edward D. Hardesty
 ZONING COMMISSIONER OF BALTIMORE COUNTY

THE DUNDALK EAGLE
 18 NORTH DUNDALK AVENUE
 DUNDALK, MD. 21222

KIMBLE PUBLICATION, INC.
 Publishers
 KIMBLE L. OHLER
 Publisher-Editor
 MARY G. OHLER
 General Manager
 EDNA V. CAVY
 Office Manager

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County, in the MATTER OF A PETITION FOR A SPECIAL EXCEPTION AND VARIANCE request by NORMAN O. DEAN, was inserted in the March 4, 1971 issue of the Dundalk Eagle.

Timothy C. O'Neil
 Publisher-Editor

John A. Schafer, Jr., Esq.
 Item 111
 Page 2
 February 19, 1971

The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The alleyway adjacent to the site is for residential use only. Therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drains:
 Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewer:
 Both public water supply and sanitary sewerage are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:
 The subject petition is requesting a variance of 13 spaces instead of 17 spaces. The variance to parking is considered undesirable. Also, the 12 foot drive may create problems for circulation to the subject property.

FIRE DEPARTMENT:
 The owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code.

BUILDINGS ENGINEER'S OFFICE:
 Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

BOARD OF EDUCATION:
 No bearing on student population.

John A. Schafer, Jr., Esq.
 Page 3
 February 19, 1971

PROJECT PLANNING DIVISION:
 This plan has been reviewed and there are no site planning factors requiring comment.

ZONING ADMINISTRATION DIVISION:
 The petitioner will be required to submit revised plans indicating 4 foot high screen fencing or shrubs along the rear lot line of the property. Access to the alley will be prohibited. This plan must be submitted prior to the hearing.

This petition 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.

Very truly yours,
Oliver L. Myers
 OLIVER L. MYERS, Chairman

OLM:JD
 Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 19, 1971

John A. Schafer, Jr., Esq.
 1905 Dummagony
 Baltimore, Maryland 21222

RE: Type of Meeting: Special Exception for living quarters in a commercial building.
 Location: 545 Wise Ave., S50'NE of Church Road
 Petitioner: Norman O. & Patricia A. Dean
 Committee Meeting of February 2, 1971
 Item 111
 12th District

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.

The subject property is presently improved with a TV repair and sales store and an existing apartment. The property to the north and east are improved with commercial uses, retail stores and a restaurant. The property to the west is improved with individual dwellings in fair repair. The property to the south is improved with group homes. Wise Avenue is improved insofar as concrete curb and gutter are concerned.

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

Highways: Wise Avenue is an existing County road, improved as a 48-foot closed section on a 60-foot right-of-way. No further highway improvements are proposed.

- COUNTY OFFICIALS: CLERK, BALTIMORE COUNTY
- OLIVER L. MYERS, Chairman
- MEMBERS: [List of names]

TELEPHONE: 484-4213
BALTIMORE COUNTY, MARYLAND AND OFFICE OF FINANCE
 INVOICE No. 76385
 DATE: March 4, 1971
 TOWSON, MARYLAND 21204
 Paving Dept. of Baltimore County

QUANTITY	UNIT	AMOUNT
1	Petition for Special Exception and Variance for Norman O. Dean	60.00
1	71-240-XA	60.00
TOTAL AMOUNT		120.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

06-07-71

VICTOR O. ZIGAL
 5/5 of West Ave. 550' N of 12th
 Church Road
 877-200-2424

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 50B.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for living quarters in a commercial building should be granted; and it further appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the use of the property would not result in a substantial injury to the public health, safety and general welfare of the locality involved, the above Variance to permit thirteen (13) parking spaces instead of the required seventeen (17) spaces; and to permit a side yard abutting a residential zone of five (5) spaces instead of the required twelve (12) feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of March 1971 that the herein described property or area should be and the same is hereby reclassified from R-1 to C-1 zone, and a Special Exception for a living quarters in a commercial building should be granted, from and after the date of this Order, and the Variance to permit thirteen (13) parking spaces instead of the required seventeen (17) spaces; and to permit a side yard abutting a residential zone of five (5) spaces instead of the required twelve (12) feet, should be and the same are hereby granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Department of Public Health, and the public hearing on the site plan, and it appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the use of the property would not result in a substantial injury to the public health, safety and general welfare of the locality involved, the above Variance to permit thirteen (13) parking spaces instead of the required seventeen (17) spaces; and to permit a side yard abutting a residential zone of five (5) spaces instead of the required twelve (12) feet, should be and the same are hereby granted.

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 22nd day of March 1971 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 R-1 zone, and/or the Special Exception for a living quarters in a commercial building should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DEAN

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			4/1/71	A. K.	4/1/71	A. K.	4/1/71	A. K.		
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JEB</i>	Original Plans:		Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No							
Previous case: <i>5890 R-X</i>	Map # <i>12-500-8A</i>		<i>SE-3-F</i>							

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

2 sign H 71-240-85

District: *124* Date of Posting: *22nd March 1971*

Posted for: *Howard W. Marshall* @ *1971 B.L. 10124*

Petitioner: *Norman S. Dean*

Location of property: *15 S. of West Ave. 550' N of 12th St. Towson, Md.*

Location of Sign: *2 sign posted on members of sidewalk in front of 15 S. of West Ave. 550' N of 12th St. Towson, Md.*

Remarks: *See above*

Posted by: *Max B. Dean* Signature Date of return: *23-11-71*

Item 111

John A. Schofer, Jr., Esq.
 1996 Summary
 Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this 2nd day of February, 1971.

Edward D. Hardisty
 EDWARD D. HARDISTY,
 Zoning Commissioner

Petitioner **John A. Schofer, Jr., Esq.**
 Petitioner's Attorney **Norman S. Dean** reviewed by *Max B. Dean*
 Chairman of the Advisory Committee

TELEPHONE 438-8855

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE

No 78613
 DATE MAR. 24, 1971

To: **Norman Dean**
 1120 Chapel Hill Drive
 Baltimore, Md. 21234

Zoning Dept. of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR RECEIPTS DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT DUE
1	Advertising and posting of property 871-240-8A		\$75.40
			247
			75.40

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
 COURTHOUSE, TOWSON, MARYLAND 21284

MICROFILMED

Zoned R-1G (Group Homes)

EXISTING CONCRETE ALLEY
302' 1/2" x 9' 6" 50.00'

22 21 20
PLAT OF EDDLYNCH
PB 2-17

17 16 15 14

- ZONING DATA**
1. Existing zoning B-L with SE for 1 Apt on 2nd floor. Variance from 12 to 5 for Side Yard. Variance from 15 to 2 Parking Spaces
 2. Area of Tract 10,325 SF = 0.2357 Ac
 3. Area of Ex Bldg. 2124 SF with 3 Apts on 2nd floor.
 4. Required Parking: 2124 SF/200 = 10.6 Spaces
3 Apts = 3
Total 17 Spaces
 5. Proposed parking 13 Spaces
 6. Proposed Variance from 17 to 13 parking Spaces, and S.E. for 2 additional Apartments on 2nd floor in a B-L Zone
 7. All Utilities available

DUNNIN DONUTS. STORE

Zoned R-1G

1/2 STY
FOURSTONE
DWG
#7815

WISE AVENUE E

OFFICE COPY

#71-240XA

MFP
#12
SEC. #A
SE-3-F

X A
=

ZONING PLAT
1810 WISE AVENUE
PROPERTY OF
NORMAN O. DEAN & WIFE
12TH ELECTION DISTRICT BALTO CO. MD
SCALE 1" = 20' JAN 4, 1971
BY JOHN SCHAEFER ATTORNEY
6705 DUNNINWAY
BALTO MD 21222

REV JUN 12 1971

David W. Dally
CIVIL ENGINEER
870 600 400 78 1000 31 40
31 702



Zoned R-1G (Group Homes)

EXISTING CONCRETE ALLEY
302' 1/2" x 9' 6" 50.00'

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PLAT OF EDDLYNCH
PB 2-17

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DUNNIN DONUTS. STORE

Zoned R-1G

1/2 STY
FOURSTONE
DWG
#7815

WISE AVENUE E

REVISED PLANS

DEAN #11

FEB 27 1971



#71-240XA

ZONING PLAT
1810 WISE AVENUE
PROPERTY OF
NORMAN O. DEAN & WIFE
12TH ELECTION DISTRICT BALTO CO. MD
SCALE 1" = 20' JAN 4, 1971
BY JOHN SCHAEFER ATTORNEY
6705 DUNNINWAY
BALTO MD 21222

REV JUN 12 1971

David W. Dally
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870 600 400 78 1000 31 40
31 702

