

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert E. Carney, Jr., 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 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 from Section 1802.2 (504 V.B.T.D.) to permit a side yard setback of 11.5 feet in lieu of the required 75 feet, and a rear yard of 55 feet in lieu of the required 75 feet.

These variances conform to the existing dwelling on the property.

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 buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Approved by: May 15
Address: 406 Jefferson Building
Towson, Maryland 21204
Robert E. Carney, Jr.,
Zoning Commissioner of Baltimore County

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of April, 1972, 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 21st day of June, 1972, at 1:00 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 18, 1972

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

Beginning for the same in the center of Joppa Road in line with the easternmost side of Avondale Road as widened to 71 feet more or less running thence and binding in the center of Joppa Road North 79 degrees 4 minutes 30 seconds East 85.00 feet, thence leaving the Joppa Road and binding on the rear of lots numbered 1 to 4 inclusive as shown on Plat No. 1 of Thornwood Park and recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 21 folio 5 the following two courses and distances viz: South 1 degree 58 minutes 30 seconds East 170.00 feet and South 79 degrees 4 minutes 30 seconds West 85.00 feet and thence North 1 degree 58 minutes 30 seconds West (binding on the East side of Avondale Road as widened) 170.00 feet to the place of beginning.

Containing 0.35 of an acre of land more or less.

Saving and excepting therefrom that portion lying within the right of way of Joppa Road.

Note: This Description is for the purpose of Zoning only.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric D. Nenna, Zoning Commissioner Date: June 20, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition 72-291-XA, Southeast corner of Joppa and Avondale Roads. Petition for special exception for offices and office building. Petition for variance for side and rear yards. Robert E. Carney, Jr. - Petitioner
11th District
HEARING: Wednesday, June 21, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

The staff endorses the concept of use of this property for offices as a transition use between existing commercial and residential uses.

The granting of the variance to the side and rear yard setback requirements are acceptable as long as they are limited to application to the existing building.

We note that there is no lighting shown on the plan. We suggest that a lighting plan be required and that the light standards be limited to 8 feet in height.

We also suggest that the 4 foot high compact screening be extended to cover all of the eastern property line that is in common with lot 1 and 2 of plat 1 of Thornwood Park.

If the proofs of Sec. 502.1 of the Zoning Regulations are met any construction or alteration on this site should be conditioned to conformance to an approved site plan.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1972

Robert E. Carney, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Reclassification and Special Exception Petition
Item 168
Petitioners: Robert E. Carney, Jr.

Dear Sirs:

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Joppa Road just east of the intersection of Avondale Avenue, in the 11th district of Baltimore County. The property is improved with a two-story frame dwelling which is unoccupied at the present time. The north side of Joppa Road is developed with both commercial and residential to the west of the site and residential to the east of the site. The southeast corner of Joppa and Avondale is improved with a BP service station. The property to the east and south of the site are improved with single family dwellings.

The subject petition is accepted for filing; however, revised plans that indicate any lighting of the parking lot and the type of surface agent this will be used to pave the lot must be submitted prior to the hearing. Also, the extent of the site of land along Avondale Avenue must be determined and the new right of way of Joppa Road must be indicated. The location of the nearest fire hydrant within 300 feet of the site must also be shown. These revised plans must be submitted prior to the hearing.

Very truly yours,
Oliver L. Myers
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JJD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna
FROM: Oliver L. Myers, Chairman
SUBJECT: Item 168 (1971-1972)
Property Owner: Robert E. Carney, Jr.
Location: S/E corner of Joppa and Avondale Roads
Present Zoning: D.R. 16
Proposed Zoning: Variance from 1802.2 (504 V.B.T.D.) side and rear yards
District: 11th
No. Acres: .35 acres

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:

Joppa Road, an existing County road, is proposed to be abandoned in part, relocated northerly, and reconstructed in the vicinity of this property as a divided highway on a right-of-way of varying width.

Plans for this project (Job Order 5-77-3) are being prepared by a consulting engineer. Preliminary horizontal and vertical alignments and further information are available in the Baltimore County Bureau of Engineering. It is anticipated that the proposed construction will be under contract within several years.

Avondale Avenue, an existing County road, is proposed to be improved in conjunction with the Joppa Road project.

The status of the strip of land contiguous to the westernmost side of this property (shown on Plat No. 1, Thornwood Park, recorded G.L.B. 21 folio 5) is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

Highway improvements are not required at this time. However, highway right-of-way widening, including necessary reversible slope easements, will be required in conjunction with any grading or building permit application. The plan must be revised to incorporate the proposed highway relocation and improvements and the right-of-way required.

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

Item #168 (1971-1972)
Property Owner: Robert E. Carney
Page 2
May 3, 1972

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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 nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problems 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:

Public water supply and sanitary sewerage are available and serving this property.

Oliver L. Myers
Oliver L. Myers, Chairman
Chief, Bureau of Engineering

END: EAM:PH:iss

cc: John J. Trenner
N-NE Key Sheet
36 NE 18 Position Sheet
NE 2 F Topo
71 Top Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 24, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 168, Zoning Advisory Committee Meeting, April 11, 1972, are as follows:

Property Owner: Robert E. Carney, Jr.
Location: S/E corner Joppa and Avondale Roads
Present Zoning: D.R. 16
Proposed Zoning: Variance from 1802.2 (504 V.B.T.D.) side and rear yards
District: 11
No. Acres: .35

Metropolitan water and sewer are available to the site.

Air Pollution Comment: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna
FROM: Michael S. Flanagan
SUBJECT: Item 168 - ZAC - April 11, 1972
Property Owner: Robert E. Carney, Jr.
Location: S/E corner of Joppa and Avondale Roads
Variance from 1802.2 (504 V.B.T.D.) side and rear yards - District 11

The plan should be revised to show the widening of Joppa Road and Avondale Road.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:ir

Zoning Commissioner of Baltimore County

Comments: NO BEARING ON STUDENT POPULATION

4 Lym

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTOWNE COUNTY

Towson, Maryland

92-291-1A

District: 11A

Date of Posting: June - 1-72

Posted to: Housing Unit June 26, 1972 @ 1:00 P.M.

Petitioner: Robert C. King, Jr.

Location of property: 8500 & 7th & Arundale Rd.

Location of Signs: @ 2 Post on 7th & 2 Post on Arundale Rd.

Remarks:

Posted by: Michael H. Moss

Date of return: June 8-72

BALTIMORE COUNTY, MARYLAND
OFFICE OF TAX REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3669

DATE May 30, 1972 ACCOUNT 01-62

AMOUNT \$50.00

DISTRIBUTION
TAX AGENCY YELLOW CURS¹ NEW

WHITE CASHIER

Robert H. Carney, Jr., Esq.
100 Jefferson Building
Towson, Md. 21204
Petition for Special Recognition and Variance ~~due~~
Robert H. Carney, Jr.
676-0700

Robert E. Carney, Esq., SALT JUNE COUNTY OFFICE OF PLANNING AND ZONING
405 Jefferson Bldg.,
Towson, Md. 21204

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

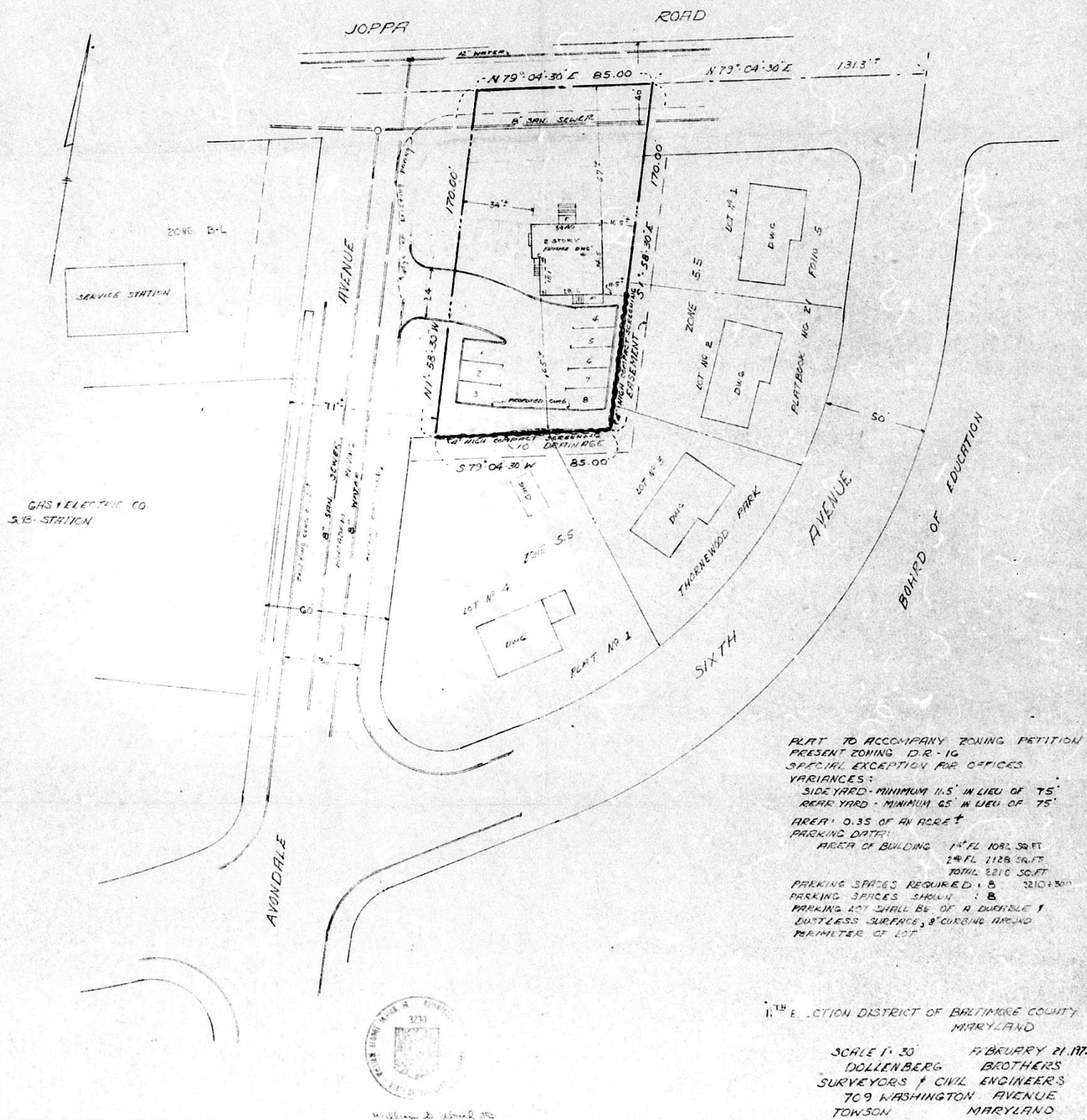
Your Petition has been received and accepted for filing
this 11th day of April, 1972

Eric D. Dierma
S. ERIC DIERMA,
Zoning Commissioner

Petitioner: Robert E. Carney
Petitioner's Attorney _____ Reviewed by Eric S. Dierma
Chairman,
Advisory Committee

MAP	40
NO	7E
ELECTION	11
E. D. DIST.	11
E. TO	412-72
TYPE	
REASON	SE
BY	HR
FINAL	
BY	

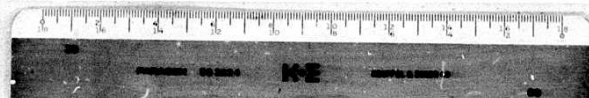
PROPOSED SHOPPING CENTER



PLAT TO ACCOMPANY ZONING PETITION
 PRESENT ZONING D.R.-10
 SPECIAL EXCEPTION FOR OFFICES
 VARIANCES:
 SIDEYARD - MINIMUM 11.5' IN LIEU OF 75'
 REAR YARD - MINIMUM 65' IN LIEU OF 75'
 AREA: 0.35 OF AN ACRE ±
 PARKING DATA:
 AREA OF BUILDING 1st FL 1082 SQ. FT.
 2nd FL 1128 SQ. FT.
 TOTAL 2210 SQ. FT.
 PARKING SPACES REQUIRED: 8
 PARKING SPACES SHOWN: 8
 PARKING LOT SHALL BE OF A DURABLE &
 DUSTLESS SURFACE, 8' CURBING AROUND
 PERIMETER OF LOT

1st ELECTION DISTRICT OF BALTIMORE COUNTY
 MARYLAND

SCALE 1" = 30' FEBRUARY 21, 1972
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVENUE
 TOWSON MARYLAND



MAP	NO. 11
SECTION	11
DATE	4/22/72
TYPE	SE
FILED	111
BY	
DATE	

PROPOSED SHOPPING CENTER

JCPPA

ROAD

ZONE B-L

SERVICE STATION

AVENUE

GAS ELECTRIC CO.
SUB. STATION

AVONDALE



William E. White Jr.

MICROFILMED

PLAT TO ACCOMPANY ZONING PETITION
PRESENT ZONING D.R.-16
SPECIAL EXCEPTION FOR OFFICES
VARIANCES:
SIDEYARD - MINIMUM 11.5' IN LIEU OF 75'
REAR YARD - MINIMUM 65' IN LIEU OF 75'
AREA: 0.35 OF AN ACRE ±
PARKING DATA:
AREA OF BUILDING 1st FL 1082 SQ. FT.
2nd FL 1128 SQ. FT.
TOTAL 2210 SQ. FT.
PARKING SPACES REQUIRED: 8 2210 ÷ 270
PARKING SPACES SHOWN: 8
PARKING LOT SHALL BE OF A DURABLE &
DUSTLESS SURFACE, 8' CURBING AROUND
PERIMETER OF LOT

11TH ELECTION DISTRICT OF BALTIMORE COUNTY
MARYLAND

SCALE 1" = 30' FEBRUARY 21, 1972
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON MARYLAND