PETITION FOR SPECIAL HEARING

73-144- SH

21. ALT.

皇

F. Vernon Boozer, Esq.

Very truly yours, John of Kullon

JOHN J. DILLON, JR.,

Page 2 November 30, 1972

the near future.

JJD:JD

Enclosure

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

F. VORNON BOOLER

I, or we want for the property state in Baltimore County and which is described in the description and plat attached herety and made a part hereof, hereby petition for a Special Rearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve OFF Stones making in a Registralita

See attached description

Property is to be posted and advertised as prescribed by Zoning

goulations.

I, or we, agree to pay expenses of above Special Hearing advertising, ostidy, etc., upon filing of this petition, and further agree to and are on believed by the zoning regulations and restrictions of Baltimore County depth pursuant to the Zoning Law for Baltimore County.

Contract Purchaser

Contract Purchaser

Lagd Owner Address 914 Huntsman AD

Petitioner's Attorney Protestant's Attorney

Enddiges 614 Bostey Ave. Towlenme 2144

ORDERED By the Zoning Commissioner of Baltimore County, this 17th___

13

my J. BILLON, JR

Acui Va Lenna_ Zoning Commissioner of Baltimore County

(over)

10:00 A 12/20/72

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

F. Vernon Boozer, Esq., 614 Bosley Avenue Towson, Maryland 21204

RE: Petition for Special Hearing Item 79 Joseph F. & Mary A. Trionfo - Petitioners

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

comments are a result of this review and inspection.

The subject property is located on the northeast side of Emerald Road, 179 feet west of Norford Road, in the 9th District of Baltimore County. The subject profession are nectangular shaped lot which is impresent to the property known as 800 to which is impresent to the property known as 800 to when looked at from a plan view is forms a Table top portion of this I is being requested for of street parking in a residential zone in conjunction with the business for offices and restal of the property on Naferfor Road restal for size is an existing service garage and parking the property on Naferfor Road. The removed is an existing service garage and parking contained the County of the Naferfor Road and the County of the Naferfor Road. The remainder the County of the Naferfor Road. The remainder of the Individual deallings. Curb and gutter exists along Smeralu Road at this location.

This petition is accepted for filing, however, revised site plan but indiox; the location, size and type of lighting shall be indicated as all as the retention of the existing heaps along freed of the property of the prope

This petition is addedted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10, nor more than 90 days after the date on the filing certificate will be formarded to you in

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapezke Avenue Towson, Meryland 21204

Your Petition has been received and accepted for "ling

17th

Joseph F. & Hory A. Trienfo

Baltmare County, Marulani Bepartment Of Fublte Borks COUNTY OFFICE BUILDING

A fire

Hr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item #79 (1972-1973) item #79 (1076-1976)

Report Owners Joseph F. and Mary A. Trionfo

When the Mary A. Trionfo

Present Zoning: Dal. 5,55

Present Zoning: Dal. 5,55

Proposed Zoning: Special Bearing to pormat off-street

parting in a residential some

District 9th No. Acres: 50,88° x 115°

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Adviscry Committee in commention with the subject ives.

Harford Road is a State Road; therefore, all improvements, intersections and rances on this road will be subject to State Highway Administration requirements.

Reseald Road, an existing County street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including any necessary rewertible easements for slopes, w' be required in commention with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening based upon the centerline of the present road. Further, any construction or reconstruction of any cidewalk, our's and gutter, entrance, spron, etc. in commention with the use of this site will be the full responsibility of the Pettitoner.

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

Sediment Control:

Development of this property through stripping, grading and stabilisation 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 tor soil.

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD P.E. WM T MELTER

Kr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

: Item 79 - ZAC - November 14, 1972 Property Owner: Joseph F. 6 Mary A. Trionfo Emerald Read My of Harford Road Speriel hearing to permit off street parking in a residential zone - Olstrict 9

No traffic problems are anticipated by the rejuested permit for parking in a residential zone.

Michael Honga Michael S. Flanigan Traffic Engineer Associate

Item #79 (1972-1973) Property Owner: Joseph F. and Mary A. Trionio Page 2 December 5, 1972

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated be submitted plan.

Harford Road is a State Road. Therefore, drainage requirements as they affect road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nnisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to impropar grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sowers

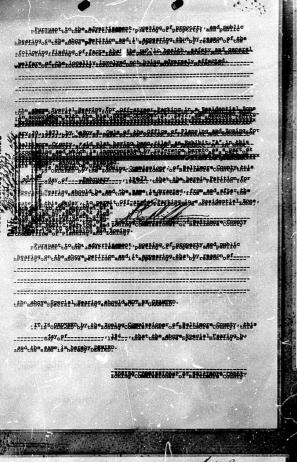
Public water supply and sanitary sewerage are available to serve this site and serving the present building on Hariord Road.

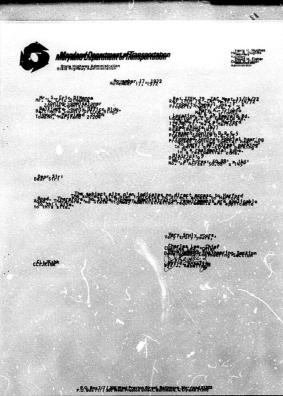
ELISMORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

cc: John Somers

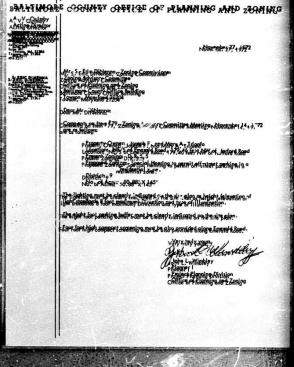
N-SE Key Sheet 30 NE 15 Position Sheet NE 8 D Topo 61 Tax Mag

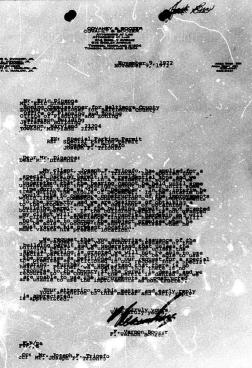


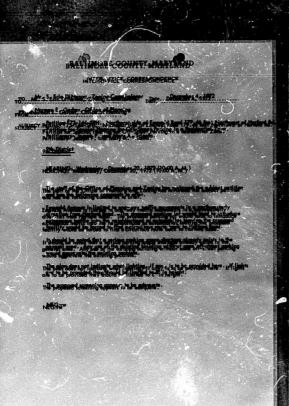


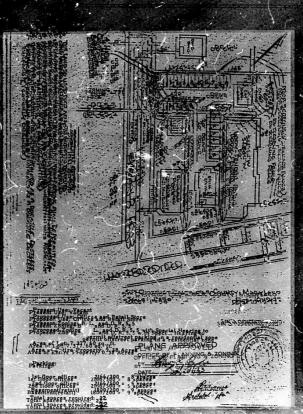


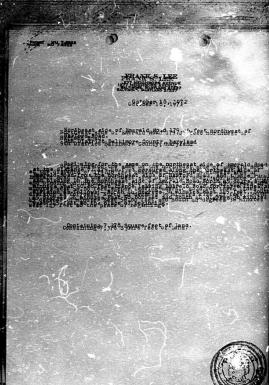
BAHTMONE COUNTY, MANYLAND











Committee of the commit

OFFICE OF

TOWSON, MD, 21204

December 4 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinema

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one management weekly before the 4th day of Doomber 19 rightat is to say, the same was inserted in the issue(of November 30, 1972.

STROMBERG PUBLICATIONS, Inc.

By Buth moyan

CERTIFICATE OF PUBLICATION

YOWSON, MD., November 30 , 19

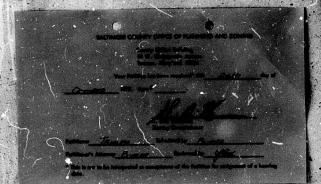
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weakly newspaper printed and published in Towson, Saltimore County, Md., onoccinements and non-time the second to the second

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ost of Advertisement, \$_____

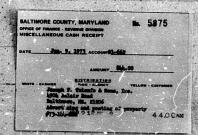
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Petitioner: Jos	P Trinds	428
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Proposed Zoning: B. L. a	nd D. R. S. 5 with Special Handles to	
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Area of Lot: 7, 377, 60 sq. Area of Entire Property:		10 75
Entire Property:	7. 38 Acres	1 /8
Parking:		10(P) 1.
1. (2)		[-1 :) ·
lst floor offices 2166	/300 = 8 spaces	FW 2.
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PETITION FOR SPECIAL HEARING

73-144-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TO THE ZONING COMMISSIONER OF BALTIMUME LOWELT:

I, or we,

Situate in Baltimore County and which is described in the description and
plat attached hereto and made a part hereof, hereby pertition for a Special
Rearing Under Section 500.7 of the Zoning Regulations of Baltimore County
to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve OFF States packing in a Residential

See attached description

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

I, or we, agree to pay expenses of above Special Herring 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 depted pursuant to the Zoning Law for Baltimore County

mental fronta Contract Purchaser Address 914 Huntsman CD.

F. VORNON BOOTER

Petitioner's Attorney Protestant's Attorney

Endd ass 614 Bosty Ave. Towson mo ziro4

ORDERED By the Zoning Commissioner of Baltimore County, this 17th____ at_10:00_o'clock_A._M. 1611 17.77 MM

Acu the Herrian Zoning Commissioner of Baltimore County

10:00 A 12/20/72

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

F. Vernon Boozer, Esq., 614 Bosley Avenue Towson, Maryland 21204

RE: Petition for Special-Hearing Item 79 Joseph F. & Mary A. Trionfo - Petitioners

nm J. SILLON, J

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

commonts are a result of this review and inspection.

The subject property is located on the northeast side of Earstel Good, 13) Feet west of Nerford Boad, in the 9th District of Boad Road, 13) Feet west of Nerford Boad, in the 9th District of Boad Road, 13 Seet was subject proporty is a rectangular shaped lot which is improved with a residential garage and is zoned 18 \$5.5. It is adjacent to the property known as \$30. Harford Road and when looked at from a plan view it forms a The top portion of this I is being requested for off street parking in a residential zone in conjunction with the business for offices and retail of the property on larging the property of the property on larging the property of the property on larging the property of the property of Earstel Road is a residential street and is improved with individual deallings. Curb and gutter exists along Emerald Road at this location.

This patition is accepted for ffling, however, revised site plan but indicate the location, size and type of lighting shell be indicated, as well as the recention of the existing begge along Exeral Road with the exception of the proposed entrance to this parking lot. The patitioner is also advised to review the comments of the Project Planning Office and Survay of Engineering.

This petition is addented 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, hor over time 90 days after the date on the filing certificate will be forwarded to you in

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SIZE PLAN EVALUATION CON

F. Vernun Boozer, Esq. Page 2 November 30, 1972

the near future.

Very truly yours, John 4 Wellon 4 JOHN J. DILLON, JR.,

JJD:JD Enclosure

te ed 21206

DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avanu Towson, Eryland 21204

> Baltimere County, Maryland Bepartment Of Jublic Works

> > December 5, 1972

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

Harford Road is a State Road; therefore, all improvements, intersections and rances on this road will be subject to State Highway Administration requirements.

Emerald Road, an existing __inty ctreet, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Righway improvements are not required at this time. However, highway right-of-way widening, including any necessary rewritible easecents for alones, will be required in connection with any grading or building permit application. The plan should be revised to indicate the property of the pr

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

Duvelopment of this property through stripping, grading and staidlisation could result in a sediment collution problem, demaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top coil.

Trees 19 (19/2-19/3) Property Owner: Joseph F. and Mary A. Trionfo M/SS of Emerald Road, 179,465 M/S of Harford Road Present Zoning: D.R. 5.5. Proposed Zondng: Special Hearing to permit off-street parking in a residential some District: 9th No. &cres: 50,881 x 1851

Re: Item #79 (1972-1973)

Your Petition has been received and accented for filing

17th 1972.

Joseph F. & Hery A. Trianfo

Petitioner's Attorney Fe Verson Ber

Mr. S. Eric DiNenna Zoning Commissioner County Office Duilding Towson, Maryland 2120

Sediment Control:

Itam 70

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

Eugene J. CLIFFORD. P.E. WM. T. MELZER

December 1, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 79 - ZAC - November 14, 1972 Property Owner: Joseph F. & Mary A. Trionfe Emerald Road Mu of Harford Road Special hearing to pemit off street parking in a residential zone - District 9

No traffic problems are anticipated by the requested permit for parking in a residential zone.

Very truly yours Michael Harry Michael S. Flanigan Traffic Engineer Associate

MSF: no

Property Owner: Joseph F. and Mary A. Trionio

Item #79 (1972-1973)

Provisions for accommodating storm water or drainage have not been indicated he submitted plan.

Harford Road is a State Road. Therefore, drainage requirements as they affect road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide mecessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjecent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this site and serving the present building on Harford Road.

Very truly yours.

ELLSACETH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM:FWR:88

N-SE Key Sheet 30 NE 15 Position She NE 8 D Topo 81 Tax Map

APR 24 1973

November 9, 1972

Maryland Department of Transport

Mr. S. Eric DiNenna Zoning Commissioner Bultimore County Office Bldg. Towson, Maryland 21204

District: 9 No. of Acres: 50.88' x 145'

Dear Sier

The subject site plan indicates no direct access to Harford Road. Therefore, no State Highway Administration requirements are applicable to this site.

Very truly yours.

Charles Lee, Chief Development Engineering Section by: J. Keseling

CL:JK:b

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

November 15, 1972

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 79, Zoning Advisory Committee Meeting November 14, 1972, are as follows:

Property Owner: Joseph F. and Mary A. Trionfo Location: NE/S of Emerald Road, 179.46 NW of Harford Road Present Zoning: D.R. 5.5 Proposed Zoning: Special Hearing to permit off-street parking in a residential zone. Diatrict: 9

District: 9 No. of Acres: 50.88' x 145'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 27, 1972

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item *79, Zoning Advisory Committee Meeting, November 14, 1972

Property Owner Joseph F. and Mary A. Trionfo Location: NE/S of Emerald Road, 179,46 feet NW of Harford Road Present Zoning: D.R.5.5 Proposed Zoning: Special Hearing to permit off-street parking in a residential zone

The lighting must be clearly indicated on the site plan as height (elevation of light standards $\boldsymbol{\epsilon}$ foot maximum) Direction and type of illumination.

The eight foot parking buffer must be clearly indicated on the site plan.

Four foot high compact screening must be also provided along Emerald Road.

John X Wentley John L. Wimbley

Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric Di Nenno, Zoning Commissioner Date December 4, 1972

FROM Norman E. Gerber, Office of Planning

NURIECT Petition *77"-144-5PH. Northeast side of Emerald Road 179.46 feet Northwest of Harford Rd. Petition for Special Hearing for Off-Street Poking in a Residential Zone. Petitioners—Joseph F., and Mary A. Trionfo.

9th District

HEARING: Wednesday, December 20, 1972 (10:00 A.M.)

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

Emerald Avenue is limited to one-way traffic movements in a northwesterly direction from Harford Road. The proposed parking lat would tend to introduce extraneous traffic into the neighborhood as automobiles leaving the proposed facility would be forced to find a circuitous route back to harford Road.

It should be noted that a serious parking space shortage already exists in the neneral area. Any use of the existing building without some off-street parking would aggravate the existing problem.

The plan does not indicate what lighting, if any, is to be provided here. If lights are to be provided they should be limited to 8' in height.

The proposed screening appears to be adequate

3294 pest 123156789 r. co-7. 5831 50 W HARTFORD 120.

5" DISTRICT BALTINGOLE COURTY, MACHENO Seile: 1"=50" · 5272 10-19-12

Present Use: Vacant Proposed Use: Offices and Retail Store
Present Zoning: B. L. and D. R. 5, 5
Proposed Zoning: B. L. and D. R. 5, 5 with Special Hearing to

permit offstreet parking in a residential zone
Area of Lot: 7,377,60 sq. ft.
Area of Entire Property: 0.38 Acres
OFFICE OF PLANNING & ZO OFFICE OF PLANNING & ZON BY HELDY & G (c DATE 2/20/73

Parking:

lst floor offices 2nd floor offices Basement(retail)

2166/300 = 8 spaces 2166/500 = 5 spaces 1800/200 = 9 spaces

Total spaces required: 22 Total spaces provided: 22

de libe A-

. ... 2. -

SINTA PERIODERTIAL FENCE.

* PHONE MU 7-5922

Northeast side of Emerald Hoad 179.46 feet northwest of

FRANK S. LEE

1277 NEIGHBORS AVENUE BALTIMORF, MARYLAND 21237

October 18, 1972

Harford Road. 9th District Baltimore County, Karyland

at the distance of 179.46 feet measured along the northeast size of Emerala Soad Emerala distance of 179.46 feet measured along the northeast size of Emerala Soad and Lience run and binding or the northeast size of Harford Soad, and Lience run and binding or the section of th

Containing 7,378 Square feet of land.

FVB/pa

Mr. Eric Dinenna

Dear Mr. Dinenna:

Jefferson Building Towson, Maryland 21204

Zoning Commissioner for Baltimore County Office of Planning and Zoning

RE: Special Parking Permit

My client, Joseph F. Trionfo, has applied for a special parking permit in a residential zone and we understand that the hearing cannot be held until some time during the middle of December. In the interim he would like to commence construction of the improvements to the property and we are desirous of obtaining a building permit. If the building permit in not granted my client will experience financial hardship and will not be able to occupy the sub; at premises when he must vacate his present location.

We request that you authorize issuance of the building permit and we understand that unless the special parking is granted we will not be able to use the premisus as petitioned in our request for a special hearing. Further, we understand that there is no recourse to the County if the permit is denied and we are unable to use the improvements as constructed.

Your attention to this matter and early reply

F. Vernon Boozer

cc: Mr. Joseph F. Trionfo

TOWSON I IM IES

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisements. Eric Dimensa.
Soning Countries of Baltimore County.

SYROMBERG PUBLICATIONS, Inc.



CERTIFICATE OF PUBLICATION

TOWSON, MD., November 30 , 19.72 appearing on the _____30th __day of ____November_ 19.72.

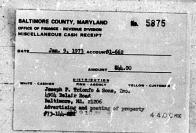
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this	17th	day of Rosenba		1972.	
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			K	W.K.	
			Zoning Co	ment ssioner	
Petitioner	- Joseph F	. S Pary A. Tricafo			40
Petitioner	's Attorney	Fe Versen Bester	Rev	fewed by	Mille
				Ondire	Committee

10 200	CERTIFICATE OF POSTING	
/Sejin ===	Toursen, Maryland	#73-14451
District GN.		100 PM 988 989
District	Date of	Posting 11-30-72
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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
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Granted by ZC, BA, CC, CA										
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Scaus: 1" . 50"	
OCHES!	STE DISTRICT BOUTINGOUS COUNTY, MANYLOUS
Present Use: Vacant	
Proposed Use Offices and Res	Daget 10-17-77
Present Zania Rei	ail Store
Present Zoning: B. L. and D. F	1. 5. 5
Proposed Zoning: B. L. and D.	R. 5. 5 with Special Hearing to
	reet parking in a residential zone
Area of Lot: 7, 377, 60 sq. ft.	2010
Area of Entire Property: 0.38	Acres
	4/8 - 500
Parking:	**(* * *)
54C005420 0000	- 1 /r a
lst floor offices 2166/300	= 8 spaces
2nd floor offices 2166/500	= 5 spaces
Basement(retail) 1800/200	= 9 spaces
1177,200	- / spaces
Total spaces required: 22	2 - 2 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
Total appears and the	v Theoretical



BALTIMORE COUNTY, MA OFFICE OF FL. OE - REVENUE MISCELLANEOUS CASH R	DIVISION	m 5818
MOV. 27, 1972	ACCOUNT 01-6	62
	AMOUNT \$2	5.00
P. Vermon Bossey, Gli Bealey Ave.	- ADENCY L- ADENCY Mag.	VELLOW - CUSTOMER
Towneyas Md. 21204	Secrips	for Jos. Triosfo