

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George C. Panuska, 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:

And a variance to section 1802.2B (504-V.B.1.d) to permit a sideyard setback of 15' instead of the required 25'.

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 _____ CONSERVATORY FOR MUSIC

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

I, or we, agree to pay expenses of a 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.

DATE January 9, 1973
Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 Board of Baltimore County in Room 106, County Office Building in Towson, Maryland.

Consent on the _____ day of _____, 1973.

Eric Dikenna
Zoning Commissioner of Baltimore County.

(over)

Mr. George C. Panuska
Item 127
Page 2
February 5, 1973

be forwarded to you in the near future.

Very truly yours,
John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:GAE:JD

(Enclosure)

cc: APR Associates
A. P. Rytch, L.S.
3320 Roselle Avenue
Baltimore, Md. 21234

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



MEETING AND AGENDA PLAN
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. George C. Panuska
7610 Philadelphia Road
Baltimore, Md. 21237

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

Item 127

Your Petition has been received and accepted for filing
this _____ day of _____, 1973.

Eric Dikenna
Zoning Commissioner

Petitioner George C. Panuska

Petitioner's Attorney _____

Reviewed by John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 5, 1973

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

John J. Dillon, Jr.,
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. George C. Panuska
7610 Philadelphia Road
Baltimore, Maryland 21237

RE: Special Exception Petition
Item 127
George C. Panuska - Petitioner

Dear Mr. Panuska:

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.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the northwest side of Philadelphia Road, 125 feet east of Rosedale Heights Avenue, in the 14th District of Baltimore County. This residential (R-16) zoned property is currently improved with a brick dwelling and a small shed in the rear yard. There are a number of trees scattered along the rear of the property. There are existing residential dwellings on the east and west sides of the subject property. The property to the rear is also residentially improved. The properties directly across Philadelphia Road are improved with commercial businesses. There is no curb and gutter existing along Philadelphia Road at this location.

This petition is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing, that indicate curb and gutter improvements along Philadelphia Road, as noted in the comments of the State Highway Administration.

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

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

February 6, 1973

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

Re: Item #127 (1972-1973)
Property Owner: George C. Panuska
Philadelphia Road, 125' E. of Rosedale Heights Avenue
Present Zoning: R-16
Proposed Zoning: Variance from Section 1802.2B (504-V.B.1.d) to permit a side yard setback of 15' instead of required 25' and a Special Exception for conservatory for music
District: 14th No. Acres: 0.681 acre

Dear Mr. Dikenna:

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:

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

Philadelphia Road (Md. 7) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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 Sewers:

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

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE
JJD:GAE:JD
7 NW 15 Position Sheet
NY 2 E Tono
OK Tono

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. Melzer
DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 127 - ZAC - January 9, 1973
Property Owner: George C. Panuska
Philadelphia Road E. of Rosedale Heights Ave.
Variance from Section 1802.2B (504-V.B.1.d) to permit a side yard setback of 15' instead of required 25' and a special exception for conservatory for music - District 14

Dear Mr. Dikenna:

No major traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSF:nc



Harry R. Hughes
Secretary
David H. Fisher
Assistant Secretary

January 11, 1973

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

Re: Item 127
Z.A.C. Meeting, Jan. 9, 1973
Property Owner: Geo. C. Panuska
Location: Phila. Road (Route 7)
125' E. of Rosedale Heights Ave.
Present Zoning: R-16
Proposed Zoning: Variance from Section 1802.2B (504-V.B.1.d) to permit a sideyard setback of 15' instead of required 25' and a Special Exception for conservatory for music
District: 14
No. Acres: 0.681 acres

Dear Mr. Dikenna:

The frontage of the subject site must be improved with curb and gutter. The roadside face of curb is to be 20' from and parallel to the existing centerline of Philadelphia Road.

The entrance will be subject to State Highway Administration approval and permit.

It is our opinion that the plan should be revised prior to the hearing.

The 1971 Average Daily Traffic Count on this section of Philadelphia Road is 10,700 vehicles.

Very truly yours,

Charles Lee
Charles Lee, Chief
Development Engineering Section
Mr. John E. Mayers
Asst. Development Engineer

CL:JEM:mk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MAY 03 1973

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 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for conservatory for music 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, the Variance should be had, and that the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a side yard setback of 15 feet instead of the required 25 feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County this 7th day of March, 1973, that the above described property be and the same is hereby reclassified from R-1 to R-1A for a Conservatory for Music.

It is further ORDERED that the above described property be and the same is hereby reclassified from R-1 to R-1A for a Conservatory for Music, and that the herein Variance to permit a side yard setback of 15 feet instead of the required 25 feet should be granted, from and after the date of this Order, Deputy Zoning Commissioner of Baltimore County subject to the approval of a site plan by the Zoning Commissioner of Baltimore County, State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

It is further ORDERED that the advertisement, posting of property, 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 conservatory for music 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, the Variance should be had, and that the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a side yard setback of 15 feet instead of the required 25 feet should be 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 7th day of March, 1973, 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 conservatory for music be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

april associates, land surveyors

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE IN THE SIDE YARD SETBACK 7610 PHILADELPHIA ROAD 14TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in the centerline of Philadelphia Road, said point being situate North 57 degrees 15 minutes East 125 feet more or less from the Easterly side of Rosedale Heights Avenue; thence leaving Philadelphia Road and running North 37 degrees 16 minutes West 291.25 feet to intersect the Southerly outline of Rosedale Heights as shown on the plat recorded among the Land Records of Baltimore County in Plat Book 7, folio 160; thence binding along said outline the following two courses and distances: (1) South 83 degrees 20 minutes West 124.32 feet and South 52 degrees 14 minutes West 9.63 feet; thence leaving said outline and running South 35 degrees 24 minutes East 236.60 feet to intersect the centerline of Philadelphia Road; thence binding along said centerline South 57 degrees 15 minutes West 109.91 feet to the point of beginning containing 0.681 acres more or less.

12/15/1972



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 10, 1973

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

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

Dear Mr. DiNenna:

Comments on Item 127, Zoning Advisory Committee Meeting
January 9, 1973, are as follows:

Property Owner: George C. Panuska
Location: Philadelphia Road, 125' E of Rosedale Heights Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B(504-V.B.1-d) to permit a sideyard setback of 15' instead of required 25' and a Special Exception for conservatory for music
District: 14
No. Acres: 0.681

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:an

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MARYLAND 21204
496-3211

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
496-3211

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

Dear Mr. DiNenna:

Comments on Item #127, Zoning Advisory Committee Meeting, January 9, 1973, are as follows:

Property Owner: George C. Panuska
Location: Philadelphia Road, 125' E of Rosedale Heights Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B(504-V.B.1-d) to permit a side yard setback of 15' instead of required 25' and a Special Exception for conservatory for music

District: 14
No. Acres: 0.681 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 10, 1973

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

Re: Item 127

Property Owner: George C. Panuska
Location: Philadelphia Road, 125' E of Rosedale Heights Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B(504-V.B.1-d) to permit a sideyard setback of 15' instead of required 25' and a Special Exception for conservatory for music

District: 14
No. Acres: 0.681 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski
Field Representative

H. EMBLE PARKS, MESSING
EUGENE C. HESS, JR., PRESIDENT
MRB. ROBERT L. BERRY

MARCUS M. ROTHSCHILD
JOSEPH N. MADDAMANI
ALVIN LORICK

T. RAYMOND WILLIAMS, JR.
EDWARD W. TRACEY, J.M.D.
WES. WILSON, JR., M.D.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 20, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition 73-194-XA, Southeast side of Philadelphia Road 125 feet South of Rosedale Ave.
Petition for Special Exception for Conservatory for Music.
Petition for Variance for Side Yard.
Petitioner - George C. Panuska

14th District

HEARING: Wednesday, February 28, 1973 (11:00 A.M.)

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

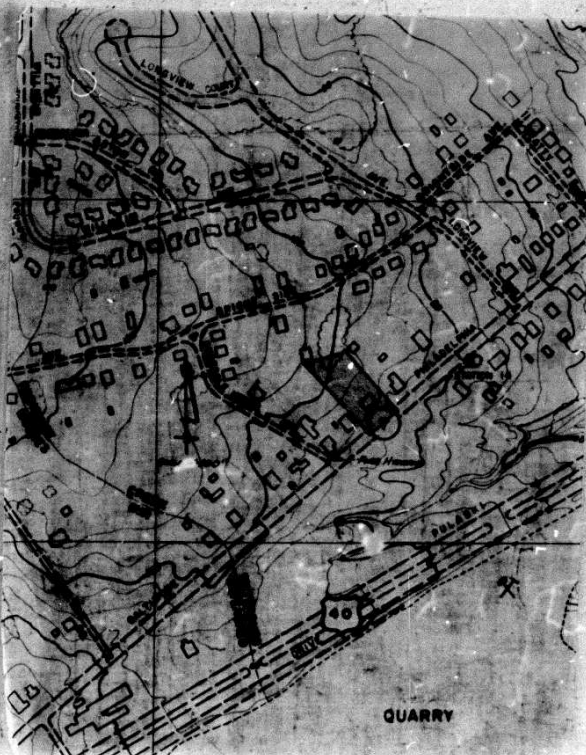
The requested Special Exception, if granted, would be generally consistent with Planning Board policies regarding office and similar uses locating adjacent to or across from existing commercial zones.

We recommend that any light standards be limited to 8' in height.

If the provisions of Section 512.5 are met any development on this site should be conditioned to conformance to an approved site plan.

William D. Fromm
William D. Fromm
Director

WDF:NEG/rw



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

73-194-XA

District: 14th Date of Posting: 2-8-73
Posted for: Hearing, Feb. 28, 1973, 9:11 a.m. B.C.
Petitioner: Geo. C. Panuska
Location of property: SE side of Phila. Rd. 125' S. of Rosedale Ave.
Location of signs: 2 signs posted on 7610 Phila. Rd.
Remarks:
Posted by: Muel H. Hess Date of return: 2-15-73

ORIGINAL

OFFICE OF

 THE ESSEX TIMES

February 12 - 19 73

S. Eric Dinenna
Zoning Commissioner of Baltimore County

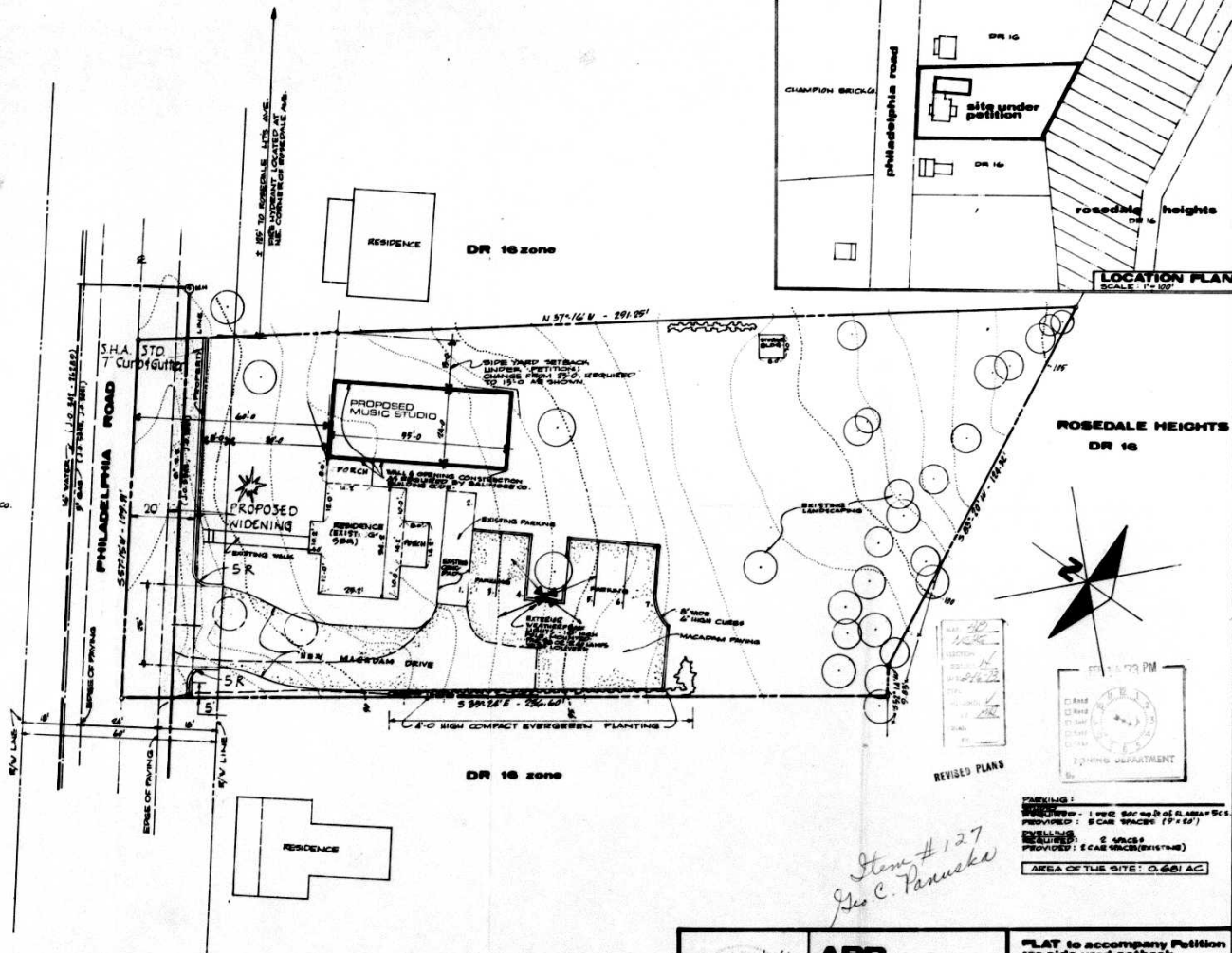
STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN.

507220 3 5000

CHAMPION BECK CO.



Item # 127
Geo. C. Panuska

 APR associates A. P. RATICH, L.L.C. 100 N. WILSON ST. BALTIMORE, MD. 21201 PHONE: (410) 755-1100 FAX: (410) 755-1101	FLAT to accompany Petition for side yard setback to the proposed MUSIC STUDIO AT 7410 PHILADELPHIA ROAD 14TH ELECTION DISTRICT BALTIMORE CO. MARYLAND OWNER: GEORGE PANUSKA SCALE: 1"=50' DEC 19, 1972	
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