

7-3-2434 (2nd to 1st) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

For David Semanoff, S n
1, or ROSEMARY SEMANOFF, Trustee owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

herby petition for a Variance from Section 409.2b (4) in permit 0 parking spaces instead of required 7 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To construct a second floor, which would only be for the purpose of enlarging present office.

See attached description

MAP	10
SECTION	10
REVISION	10
DATE	10/1/73
TITLE	10
BY	10
FOR	10

Property is to be purchased and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above Variance 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.

Contract purchaser _____ Legal Owner _____
Address: 2108 Orem Road
Baltimore, Maryland 21220

Protestant's Attorney
Robert J. Romacka
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of February 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of April, 1973, at 1:00 o'clock

(over)

11:00 AM
4/1/73

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

February 8, 1973

Division of Engineering
ELLSWORTH H. DIVER, P.E. CHIEF

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

Re: Item #137 (1972-1973)
Property Owner: Semanoff, Trustee
2108 Orem Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b (4) to permit 0 parking spaces instead of required 7 parking spaces
District: 15th No. Acres: 1.200 sq. ft.

Dear Mr. DiNenna:

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

Highways:

Orem Road (Md. 193) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

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.

Orem Road (Md. 193) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water and Sanitary Sewers:

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

Very truly yours,
Elsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:es
1-NE Key Sheet
13 NE 33 Position Sheet
WE 1-1 Topo and 90 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WILFRED T. MULLINS
CHIEF ENGINEER DEPUTY CHIEF ENGINEER

March 6, 1973

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

Re: Item 137 - ZAC - January 23, 1973
Property Owner: Rosemary Semanoff, Trustee
2108 Orem Road
Variance from Section 409.2b (4) to permit 0 parking spaces instead of required 7 parking spaces
District 15

Dear Mr. DiNenna:

Field inspections showed a shortage of parking in this area and a parking variance would aggravate the problem.

Very truly yours,
Paul S. Flanigan
Traffic Engineer Associate

NSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1973

Robert J. Romacka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Variance Petition
Item 137

Rosemary Semanoff - Trustee - Petitioner

Dear Mr. Romacka:

The Zoning Advisory Committee has reviewed the petition 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, by filing a petition, agrees with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the north side of Orem Road, approximately 147.62 feet northeast of Middle River Road, in the 15th District of Baltimore County. The subject property is a one-story brick building that is attached to an existing drug store that fronts on Middle River Road. This structure is currently used as a medical office building, and according to the plans there is no proposed change in use other than to add a second floor addition to this structure.

In a review of this area it is only fair to note that parking has been permitted in a hazardous manner for many years. Currently there exists some parking spaces in the front of the existing medical building and this parking extends onto a paved area that is adjacent to the drug store. There is no curb and gutter existing along Orem Road and the parking is accommodated by merely pulling off the road and parking against the building.

This petition is accepted for filing, and we note and concur with the Department of Traffic Engineering comments

Maryland Department of Transportation
State Highway Administration

February 2, 1973

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

ITEM 137
Re: L.A.C. Meeting Jan. 30, 1973
ROSEMARY SEMANOFF, Trustee
Location: 2108 Orem Rd.
(Route 493) north side
at east side Middle River
Road
Present Zoning: D.R. S-5
Proposed Zoning: Variance from
Section 1802-3b to permit a
side yard of 3' instead of
required 7.5'
Districts 12

Dear Sir:

An inspection at the subject site revealed that the parking indicated on the plan is so arranged as to require backing onto the roads. This arrangement is extremely hazardous. However, considering that the building is existing and considering the lack of sufficient parking in the area, any other arrangement may not be practical.

The 1971 Average Daily Traffic Count for this section of Orem Road is ... 3,000 vehicles.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Mayers, Jr.
Asst. Development Engineer

CLJ:EN:sk

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

JUN 25

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Ordinance would result in practical difficulty and unreasonable hardship upon the Petitioner because the second floor addition will not be utilized for additional practice of patients which would require an increase in parking requirements, therefore, the Variance should be granted; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit zero (0) parking spaces instead of a variance the required seven (7) parking spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of April, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.

DATE April 12, 1973 BY [Signature] Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Ordinance would result in practical difficulty and unreasonable hardship upon the Petitioner because the second floor addition will not be utilized for additional practice of patients which would require an increase in parking requirements, therefore, the Variance should be granted; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

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DATE April 12, 1973 BY [Signature] Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 30, 1973

DONALD J. ROOP, M.D., M.P.H.
HEALTH AND ENVIRONMENTAL SERVICES

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

Dear Mr. DiNenna:

Comments on Item 137, Zoning Advisory Committee Meeting
January 30, 1973, are as follows:

Property Owner: Trustee: Rosemary Semanoff
Location: 2108 Orem Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b.(4)
to permit 0 parking spaces instead of req. 7.
District: 15
No. Acres: 1200 sq. ft.

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

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mnP

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
County Office Building
Towson, Md. 21204
(410) 321-2011

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chasseville Ave.
Towson, Md. 21204
(410) 321-2011

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

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Present Zoning: B.L.
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District: 15
No. Acres: 1,200 square feet

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

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1973

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

Re: Item 137
Property Owner: Rosemary Semanoff, Trustee
Location: 2108 Orem Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b. (4) to permit 0 parking spaces instead of required 7 parking spaces

District: 15
No. Acres: 1,200 square feet

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

[Signature]
W. Nick Petrovich
Field Representative

H. PHILIP PARKER, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERRY

MARCUS M. BOYBANE
JOSEPH M. McDONNAN
ALVIN LORECK
JOHN R. WHITELC

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. WILKINSON

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition #23-253-A North side of Orem Road 147.62 feet Northeast of Middle River Road.
Petition for Variance for Off-Street Parking.
Petitioner - Rosemary Semanoff, Trustee for David Semanoff (son)

15th District

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

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

In view of the size of the request, and other off-site opportunities for parking, this office will not offer negative comments to this request.

BALTIMORE COUNTY, MARYLAND

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: April 9, 1973

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition #23-243-A... North side of Orem Road 147.62 feet Northeast of
Middle River Road.
Petition for Variance for Off-Street Parking.
Petitioner - Rosemary Semoff, Trustee for David Semoff (son)

15th District

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

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BALTIMORE COUNTY, MARYLAND

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PETITION MAPPING PROGRESS SHEET

FUNCTION	West Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JEB</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

 CERTIFICATE OF POSTING
 TOWSON DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#73-243-A

District: 15th Date of Posting: 3-22-73

Posted for: *Norman E. Gerber, Chief* 3-22-73 11:00 A.M.

Petitioner: *Rosemary Semoff, Trustee for David (S.O.)*

Location of property: *W. of Orem Rd. 147.62' NE of Middle River Rd.*

Location of Sign: *1 sign posted on corner of Orem Rd. & Middle River Rd.*

Remarks: *None*

Posted by: *Paul H. Hess* Date of return: 3/23/73

ORIGINAL

OFFICE OF

 THE ESSEX TIMES
 ESSEX, MD. 21221 March 26 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 26 day of March 1973; that is to say, the same
was inserted in the issue of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

Beth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md.
on the 22nd day of March 1973.
The said publication
appearing on the 22nd day of March
1973.

 THE JEFFERSONIAN
L. Frank Smith
 Manager

Cost of Advertisement, \$

 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

8275

DATE: April 12, 1973 ACCOUNT: 65-442

AMOUNT: \$44.00

DISTRIBUTION: BY: AGENT YELLOW - OTHERS

 BY: AGENT
 203 State Road
 Towson, Md. 21204
 Advertising and Justice of property
 673-434

44.00 NC

 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

8209

DATE: March 21, 1973 ACCOUNT: 65-442

AMOUNT: \$44.00

DISTRIBUTION: BY: AGENT YELLOW - OTHERS

 BY: AGENT
 203 State Road
 Towson, Md. 21204
 Advertising and Justice of property
 673-434

25.00 NC

JUN 25

MARTIN

BLVD.

MIDDLE RIVER

BP SERVICE STA.

BL CCC

BL CCC

EX. 1ST FLOOR

585'-35" W

132'-09"

28'-00"

EX. BLOC
(DRUG STORE)

SECT 12E

SECT 12E

ROAD

THIS ENTIRE AREA IS USED FOR PARKING.

113'-81" N 54'-41" E

EX. 25' PARKING

BL CSA

OREM

BL CSA

CHESACO MOTORS
USED CAR LOT

MAP	46
SECTION	NE 47
DISTRICT	D
D TO	E 12-B
TYP	
REVISION	
BY	

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
Scale: 1"=30'

Date: 10-6-72
Revised 1-5-73

PRESENT USE - DOCTOR'S OFFICES
PROPOSED USE - SAME
EX. ZONING - B.L. CCC
PROP. ZONING - SAME WITH A VARIANCE FOR PARKING
AREA OF LOT - 1,200 SQ. FT.
AREA OF EX. 1ST FLOOR - 1,005 SQ. FT.
AREA OF PROP. 2ND FLOOR - 1,005 SQ. FT. = 2,010 SQ. FT.

PARKING DATA

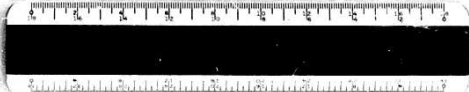
NO. OF PARKING SPACES REQ. ($\frac{1}{300}$ SQ. FT.) ($\frac{1}{300}$ SQ. FT. = 7)

NO. OF PARKING SPACES PROVIDED 0

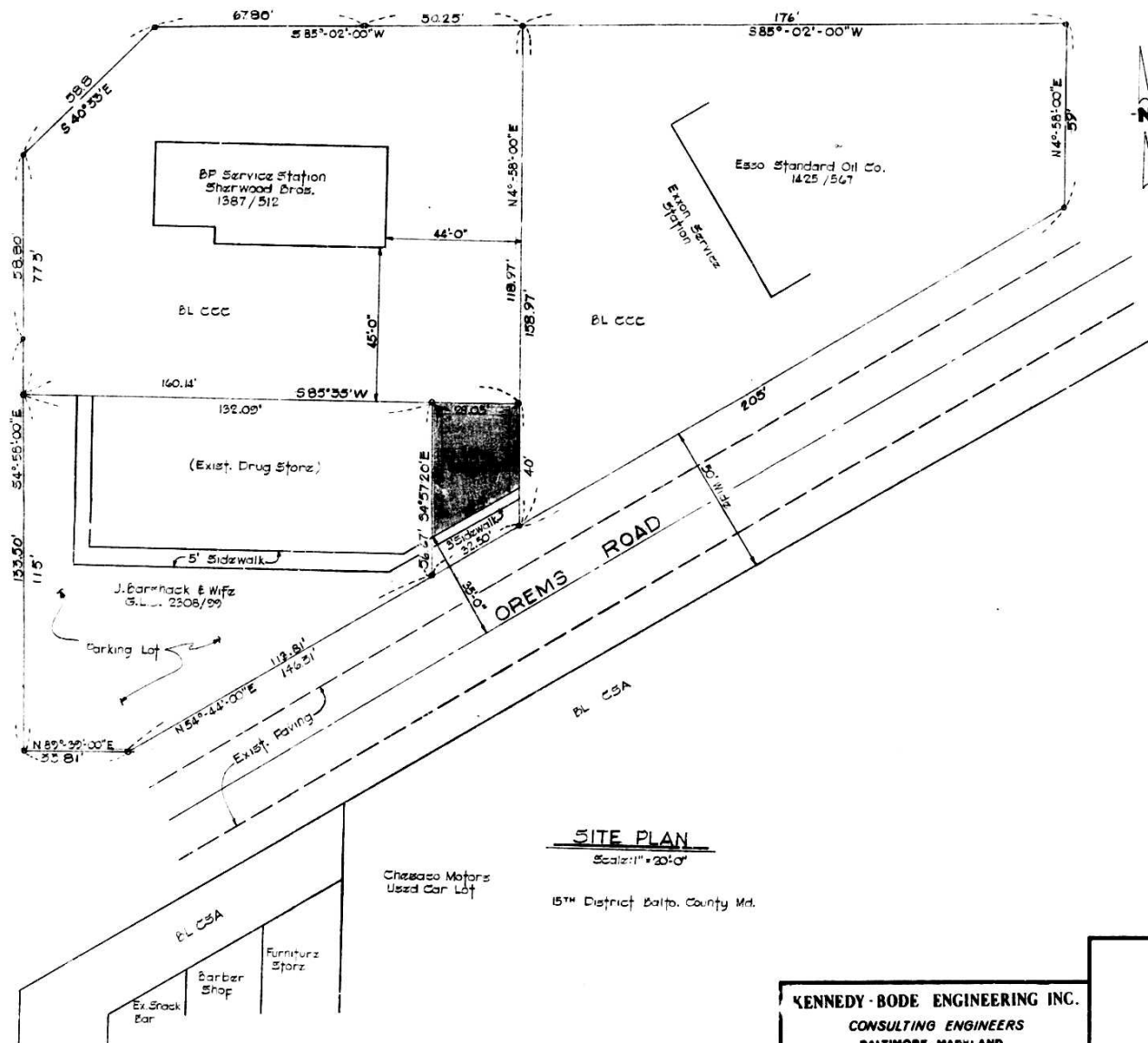
WATER & SEWERAGE ARE IN USE AT SITE



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237



MIDDLE RIVER ROAD



Parking Data

No. of Parking Spaces Req. (1/300 sq. ft.) (2,010 sq. ft.) = 7
No. of Parking Spaces Provided = 0
Parking Variance has been requested and granted.
(Date granted 4 - 12 - 73)

Note:
Property notes and bounds lines taken from
Property plat prepared by
Louis Alan Evans, Registered Land Surveyor
February 3, 1964

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John L. Ramsey
DATE: 2-8-74

KENNEDY · BODE ENGINEERING INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

SECOND FLOOR OFFICE ADDITION
FOR
DR. SEMENOFF
2108 CRENS ROAD

DATE	1-23-74
DRAWING	A-1

