

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 192 - ZAC - April 3, 1973
Property Owner: Doe, Inc.
202 and 204 West Pennsylvania Avenue
Variance from Section 1802.2B and 504-V.B.2 to permit a front
yard of 4' instead of required 30'
District 9

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested
variance to the front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

May 3, 1973

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

Re: Item 192
Property Owner: Doe, Inc.
202 and 204 West Pennsylvania Avenue
Present Zoning: D.P. 16
Proposed Zoning: Variance from Section 1802.2B
and 504-V.B.2 to permit a front yard of 4'
instead of required 30'
District: 9 No. acres 0.19 acres

Dear Mr. DiNenna:

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:

West Pennsylvania Avenue, an existing County street, is proposed to be improved
in the future in the vicinity of this property as a 44-foot closed type roadway cross-
section on a 72-foot right-of-way. Highway improvements are not required at this time.
Any construction or reconstruction of sidewalk, curb and gutter, entrance etc. required
in connection with the further development of this site will be the full responsibility
of the Developer.

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 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 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.

Item 192
Property Owner: Doe, Inc.
May 3, 1973
Page 2

WATER AND SANITARY SEWER:

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

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

ED:RAM:FOR:ag

1 - N.W. - Key Sheet
36 N.E. 2 - Position Sheet
N.W. 10-A - Topo
70 and 70-A - Tax Map

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DOE, INC., 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 for a Variance from Section 1802.2B and 504-V.B.2 to permit a front yard of four (4) feet in lieu of the required thirty (30) feet.

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

- 1.) The present improvements are presently existent, and other properties have been similarly improved; and thus strict compliance would cause practical difficulty and unreasonable hardship.
- 2.) That the requested variance is in strict harmony with the spirit and intent of the Regulations, and such relief will improve the health, safety and welfare of the area involved.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expense 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.

DOE, INC.
Contract purchaser
Address: 204 West Pennsylvania Avenue
Towson, Maryland 21204
Newman A. Williams, Esq., Attorney
Address: 204 W. Pennsylvania Avenue
Towson, Maryland 21204 823-7800
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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

John A. Williams, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 192

Your Petition has been received and accepted for filing

this _____ day of _____, 1973.

ERIC DIENNA,
Zoning Commissioner

Petitioner's Attorney

Petitioner's Attorney: Newman A. Williams
c/o Secherach Associates, Inc.
1601 South Road (21209)

Reviewed by: _____
Chairman,
Zoning Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7212

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon
Chairman
Zoning Advisory Committee

Re: Property Owner: Doe, Inc.

Location: 202 and 204 West Pennsylvania Avenue

Item No. 152

Zoning Agenda Tuesday, April 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: _____ Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 6, 1973

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

Z.A.C. Meeting of: Tuesday April 3, 1973

Re: Item 192
Property Owner: Doe, Inc.
Location: 202 and 204 West Pennsylvania Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B and 504-V.B.2 to permit a front yard of 4' instead of required 30'

District: 9
No. Acres: 0.19 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1973

Newman A. Williams, Esq.
Re: Item 192 - Doe, Inc.
April 10, 1973

Pennsylvania Avenue at this location and the petitioner is providing off street parking at the rear of his buildings.

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

JJDJr:130

(Enclosure)

c/c Secherach Associates, Inc.
1601 South Road
Baltimore, Maryland 21209

RE: Variance Petition
Item 192
Doe, Inc. - Petitioner

Dear Mr. Williams:

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 as to the appropriateness of the requested zoning.

The subject property is located on the north side of Pennsylvania Avenue, 45 feet west of Baltimore Avenue, in the 9th District of Baltimore County. This 38 16 property contains two parcels of land which are owned by the petitioner and is improved with one 2-1/2 story frame building on each parcel.

The petitioner proposes Special Exceptions for offices under the use, use, use, and use of these structures are currently being used as professional offices. The petitioner is proposing a major renovation and extension to these two existing structures. Building permits have already been approved to connect the two structures, and the petitioner now wishes to enclose the front porch on each structure.

The property on the south side of Pennsylvania Avenue is currently being improved with the new Baltimore County Court House Building, and the properties on either side of the subject property are converted dwellings that have been approved for office uses. Curb and gutter exists along

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. MOORE, 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 192, Zoning Advisory Committee Meeting April 3, 1973, are as follows:

Property Owner: Doe, Inc.
Location: 202 and 204 W. Pennsylvania Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2B and 504-V.B.2 to permit a front yard of 4' instead of required 30'.
District: 9
No. Acres: 0.19

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

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

HVB:mg

H. EMILIE PARLE, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BERNY

NARCIS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSEPH A. WHEELER, Treasurer

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. MUEHLER

URGENT RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; 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 a front yard of four (4) feet instead of the required thirty (30) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of May, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a front yard of four (4) feet instead of the required thirty (30) feet, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of May, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

March 20, 1973

Beginning at a point 45-1/4' North 76-3/4 degrees West along the North side of Pennsylvania Avenue from the corner forward by the intersection of the line of the North side of said avenue, and the line of the West side of Baltimore Avenue (Towson), thence North 14 degrees East 96'-0" to the South side of a former alley 10'-0" wide, thence South 76-3/4 degrees East 88'-0" thence South 14 degrees West 96'-0" to the North side of Pennsylvania Avenue thence bounding on said avenue South 76-3/4 degrees East 88'-0" to the place of beginning.

The improvements thereon being known as 202 and 204 West Pennsylvania Avenue, Towson, Maryland.

BA. IMORE COUNTY, MARY. IND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 13, 1973
FROM: Norman E. Serber, Chief Land Use Master Plans
SUBJECT: Petition #73-255-A. North side of Pennsylvania Avenue 45 feet West of Petition for Variance for a Front Yard. Petitioner - Doe, Inc.

9th District

HEARING: Tuesday, April 17, 1973 (10:00 A.M.)

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

The staff notes the petitioner's plan identifies the future right-of-way of Pennsylvania Avenue as 65'. The right-of-way should be 72'. It is our understanding, however, that there will be no requirements for additional property from the subject property.

The variance, if granted, should be limited to application to the proposed enclosing of the porches on the existing buildings and the proposed connections.



PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: J. J. Allen	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: April 12, 1973
Posted for: VARIANCE
Petitioner: Doe, Inc.
Location of property: 202-204 West Pennsylvania Ave.
Location of Sign: 204 West Pennsylvania Ave.
Remarks:
Posted by: J. J. Allen Date of return: April 13, 1973

ORIGINAL

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 April 2 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of April 1973 that is to say, the same was inserted in the issue of March 29, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 29, 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., once a week for one time before the 2nd day of April 1973, the first publication appearing on the 29th day of March 1973.

THE JEFFERSONIAN
L. Frank Smith Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 21st day of March 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Doe, Inc. Submitted by: *William P. Smith*
Petitioner's Attorney: *William P. Smith* Reviewed by: *Jack Wilson*

* This is not to be interpreted as acceptance of the Petition for submission of a hearing date.

John A. Williams, Zoning Commissioner BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 22nd day of March 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Doe, Inc.
Petitioner's Attorney: *William P. Smith* Reviewed by: *Jack Wilson*
1400 South Road (Baltimore)

BALTIMORE COUNTY, MARYLAND No. 8289

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 17, 1973 ACCOUNT: 01-662

AMOUNT: \$4.00

DISTRIBUTION: WHITE - CASHIER, PURK - AGENCY, YELLOW - CUSTOMER

To: Mr. Doe, Inc.
204 W. Pennsylvania Ave.
Towson, Md. 21204
Advertising and zoning of property
#73-255-A

4.00 CASH

BALTIMORE COUNTY, MARYLAND No. 8233

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 27, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION: WHITE - CASHIER, PURK - AGENCY, YELLOW - CUSTOMER

To: Mr. Doe, Inc.
204 W. Pennsylvania Ave.
Towson, Md. 21204
Petition for Variance for Doe, Inc. #73-255-A

5.00 CASH

